# \$649,900 - 34 Hotchkiss Row Se, Calgary

MLS® #A2204993

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft Residential on 0.13 Acres

Hotchkiss, Calgary, Alberta

Discover the "Carisa" by Hopewell Residentialâ€"an exceptionally designed home that blends style, comfort, and functionality, now available in the emerging southeast community of Hotchkiss. Situated on an oversized lot siding onto a lane, this property offers a generous yardâ€"ideal for family activities, gardening, or future landscaping dreams. From the moment you step inside, you'll appreciate the thoughtful layout and quality finishes that make this home perfect for modern living. The main floor features a bright and open-concept design where the kitchen, dining, and living areas flow seamlessly together. With large windows, the home is filled with natural light throughout the day, creating a warm and welcoming atmosphere. The kitchen is a standout, complete with upgraded quartz countertops and cabinetry, a built-in microwave hood fan, stainless appliances and designer-selected finishes that strike the perfect balance between style and function. Just off the front entrance is a smartly placed pocket officeâ€"a quiet space ideal for working from home or helping the kids with homework. Upstairs, the home continues to impress with a versatile entertainment room that can serve as a cozy movie space, playroom, or additional lounge area. The upper-level laundry room is centrally located for added convenience, while the spacious primary suite offers a relaxing retreat, complete with a beautifully appointed ensuite designed with comfort in mind. Additional







bedrooms are well-sized, offering flexibility for growing families or guests. The home also includes a 9-foot foundation and a secondary entrance, providing future development potential whether for additional living space or a possible secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality). \*\*This home also comes complete with full front and backyard landscaping, including sod, mulch on the side yards, and trees/shrubs in the front as per community guidelines. Located in the growing community of Hotchkiss, this home offers a unique blend of quiet residential living and convenient city access. With easy routes to Stoney Trail and 22X, getting around Calgary is a breeze. The neighbourhood is surrounded by natural wetlands, future parks, and open green spaces, making it perfect for those who enjoy an active, outdoor lifestyle. Hotchkiss is a community on the riseâ€"offering value, space, and the opportunity to grow with it.

#### Built in 2025

#### **Essential Information**

MLS® # A2204993
Price \$649,900
Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,696 Acres 0.13 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 34 Hotchkiss Row Se

Subdivision Hotchkiss

City Calgary
County Calgary

Province Alberta

Postal Code T3S 0J5

### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Double Vanity, Vinyl Windows, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes
Basement Full

# Exterior

Exterior Features None

Lot Description Level, Back Yard, Irregular Lot, Reverse Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 26th, 2025

Days on Market 224
Zoning R-G
HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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