

374 Hotchkiss Manor SE Calgary, Alberta

MLS # A2321412



\$699,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A		
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Welcome to the Kalara at 274 Hotchkiss Manor SE, a stylish, functional home designed for modern living. The open-concept main floor flows into an upper bonus space, ideal for families or working from home. Enjoy a bright walkout basement with added windows and a full-width rear deck for outdoor entertaining. Features include triple-pane windows, 1 ¼" quartz countertops throughout, and durable luxury vinyl plank flooring. The kitchen offers two-tone cabinetry, a chimney hood fan, and built-in microwave. Upstairs, a painted spindle railing and a main bath with an additional sink add everyday convenience. Located in the vibrant community of Hotchkiss, you'll appreciate quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail, along with close proximity to shopping, dining, and everyday amenities. Enjoy over 51 acres of parks, pathways, and wetlands, offering year-round outdoor recreation. This is your opportunity to own a brand-new home in a community that combines natural beauty with urban convenience. First-time buyers may be eligible for a GST rebate—contact your Realtor®; or sales team for more information.