

144 Hotchkiss Way SE
Calgary, Alberta

MLS # A2352274

\$740,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: Upstairs: Refrigerator, Hood Fan, Built-in Microwave, Dishwasher, Range, Oven, Washer & Dyer, Electric Fireplace. Downstairs: Stove, Microwave Hood Fan, Refrigerator, Dishwasher, Washer & Dryer

Rare opportunity to own a fully landscaped NuVista home with a LEGAL 2 bedroom basement suite! This fantastic property sits away from the traffic noise of Stoney Trail in the master planned community of Hotchkiss. This is a community that has a heavy focus on pathways and boardwalks through 30 acres of natural wetlands. This is a major attraction for birding and vegetation, making it a pretty spot for exploring with the kids. This lovely home shows better than new. Inside, the main floor office creates flexibility for working from home. Clean lines, luxury vinyl plank floors, a 9 foot ceiling and cool tones create a modern aesthetic. The gorgeous white kitchen features a central island, stainless steel appliances including a gas range and full-height cabinetry. The living room has large windows and a floor to ceiling tiled fireplace for chilly nights. The dining room can accommodate a large table with sliding doors that lead out to the private fenced backyard. The walk-through pantry adds convenience and leads to the mudroom with a custom bench. Upstairs, a central bonus room divides the space up nicely. The primary bedroom suite is abundant with a walk-in closet and a lovely 5 piece ensuite that includes dual sinks, an oversized shower and a deep soaker tub. Two additional bedrooms, a 4 piece bathroom and a laundry room complete this level. A separate entrance on the side of the home leads to a fully permitted LEGAL two-bedroom basement suite. This home is move-in ready!