

200 Hotchkiss Drive
Calgary, Alberta

MLS # A2176313



\$569,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,699 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: N/A

Welcome to this Brand new semi-detached with a modern elevation comes with side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1708 sqft, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, main floor den/office and convenient upper floor laundry. The main level showcases an open layout featuring a den, a wonderful living area with an array of beautiful windows, flooding the space with natural light. The large upgraded kitchen is a chef's dream, equipped with stainless appliances and ample cabinetry space for storage, while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, the primary bedroom boasts a large walk-in closet, and a luxurious 4 piece ensuite with double vanities. Two additional good-sized bedrooms, a 4-piece bathroom, and a bonus room complete the upper level. An outstanding feature is the side entrance and all the basement rough-ins (Kitchen, 2 bathrooms and Laundry), offering versatility for future potential. The unfinished basement, with its 9-foot ceiling, holds incredible potential for transformation into a suite (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today.