

# \$840,000 - 55 Hotchkiss Row Se, Calgary

MLS® #A2217359

**\$840,000**

4 Bedroom, 3.00 Bathroom, 2,557 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Why buy new when you can own this virtually NEW build + UPGRADES, + SOD + FENCING without the price! Welcome to this stunning home offering over 2557 sq. ft. of thoughtfully designed living space, just 1.5 years old and still under new home warranty! This immaculate 4 bedroom, 2.5 bathroom residence is loaded with premium upgrades and offers everything your family needs and more. Step into the heart of the home: a chef's dream kitchen featuring a massive island with eating bar, gleaming quartz countertops, and a premium upgraded appliance package. The open concept main floor is enhanced with stylish finishes including beautiful LVP flooring and central air conditioning for year round comfort. Upstairs you'll find 3 spacious bedrooms plus a huge primary suite with a spa like ensuite, an amazing bonus room for family entertaining and a 2nd floor laundry room for convenience. The oversized double garage is insulated, finished and provides ample space for vehicles, storage, and all your toys. Situated in a desirable neighbourhood, this like new home blends luxury, function and peace of mind with remaining warranty coverage. Builder's price is over \$901K + GST before any upgrades. Save thousands over new! Don't miss your opportunity to own this turnkey home with the upgrades already done. Call your favourite Realtor to book a showing today and make this beautiful home yours!

Built in 2023



## Essential Information

MLS® #	A2217359
Price	\$840,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,557
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	55 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, Insulated, Oversized, Aggregate, Garage Door Opener, Garage Faces Front, Off Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Lighting, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Level, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	132
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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