

\$614,900 - 393 Hotchkiss Drive Se, Calgary

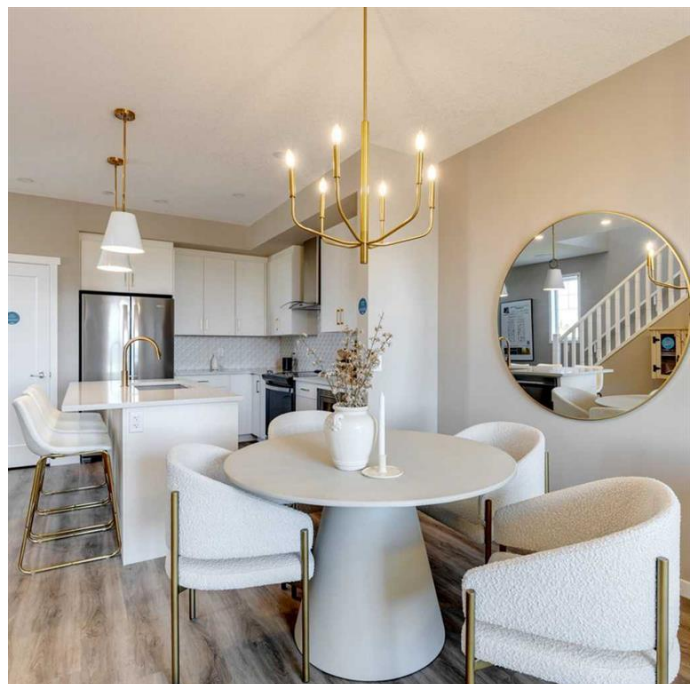
MLS® #A2187492

\$614,900

3 Bedroom, 3.00 Bathroom, 1,388 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Don't Miss Out on This Incredible Opportunity! Looking for brand new but don't want the wait? Be the first to live in this brand-new, exquisitely designed 3-bedroom home by Hopewell Residential, spanning nearly 1,400 square feet with a side entrance for a potential future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). This property features ample windows throughout and a west-facing backyard, offering abundant natural light and spacious living. As you enter, you'll be welcomed by a wide, open-to-below staircase with upgraded railings that span the entire stairwell, enhancing the sense of openness on the main floor. The main floor features luxurious vinyl plank flooring throughout, with a separate living and family room perfect for entertaining guests. The open floor plan includes a dedicated dining area that comfortably accommodates gatherings with friends and family or those holiday meals. The upgraded kitchen is a chef's dream, featuring quartz countertops, stainless appliances, and classic subway backsplash. The large island and ample cabinet and counter space provides plenty of room for the modern chef to prepare meals and entertain guests. There's also a generous-sized pocket office on the main floor, the ideal setting for working from home or kids homework space. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom with dual sinks and an oversized shower. Additionally, there are



two good sized bedrooms, a laundry room, and another full bathroom. The side entrance provides options in the future for a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) providing the perfect spot for extended family or rental income. The backyard provides a space to customize in the future to make your own with room to build a double garage. Conveniently located, this home offers easy access to Stoney and Deerfoot Trails and all of Seton's amenities including the South Health Campus just a short drive from home. Don't let this remarkable opportunity slip through your fingers. Discover the perfect blend of style, comfort, and functionality with The Benning by Hopewell Residential. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home**

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2187492 |
| Price | \$614,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,388 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

Address 393 Hotchkiss Drive Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0J9

Amenities

Amenities None
Parking Spaces 2
Parking Parking Pad

Interior

Interior Features Bathroom Rough-in, Double Vanity, Smoking Home, Open Floorplan, Quartz Countertops, Walk-in Pantry
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Level, Rectangular Lot, Zero Lot Line
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 14th, 2025
Days on Market 82
Zoning R-G
HOA Fees 263
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.