

sinksâ€”ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The walkout basement is ready for future development with a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, The Grada provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong. Discover the next chapter of your life with The Grada.

****Some Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home while others are photos of the current progress of the home**

Built in 2025

Essential Information

MLS® #	A2177116
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,112
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	246 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Bathroom Rough-in, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Electric Stove, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Street Lighting, Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
Days on Market	180
Zoning	R-G
HOA Fees	210

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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