# \$624,900 - 385 Hotchkiss Drive Se, Calgary

MLS® #A2238995

# \$624,900

3 Bedroom, 3.00 Bathroom, 1,716 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Introducing the beautifully crafted Lyall floor planâ€"where contemporary design meets everyday functionality in the growing southeast community of Hotchkiss. From the moment you step inside, the 10-foot main floor ceilings and wide plank luxury vinyl flooring set the tone for an inviting, open-concept layout that's equal parts stylish and practical. At the front of the home, a flexible bonus room offers endless possibilitiesâ€"whether you need a quiet office, a creative space, or a cozy reading nook. The heart of the home unfolds at the back, where a bright and spacious living area is anchored by an eye-catching kitchen. Thoughtfully finished with a mix of modern cabinetry and natural wood tones, it features quartz countertops, stainless steel appliances, classic subway tile, and an oversized island with seatingâ€"perfect for casual breakfasts or hosting friends and family. The adjacent dining area easily accommodates large gatherings, making this home an entertainer's dream. Upstairs, a central loft adds a second family space or media room, separating the primary retreat from the kids' rooms. The primary suite is a true escape, complete with a walk-in closet and spa-like ensuite with dual sinks, the perfect spot to start or end your day. Two additional bedrooms, a full 4-piece bath, and an upper laundry room complete the level with comfort and convenience. 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. Hotchkiss is one of Calgary's newest southeast communities, offering the perfect blend of quiet residential living and urban accessibility. With quick connections to Stoney Trail, 52nd Street, and the South Calgary Health Campus, commuting is a breeze. This growing neighbourhood features thoughtfully designed green spaces, winding walking paths, and future planned amenities including parks, schools, and local shopsâ€"all designed to create a connected and vibrant community atmosphere. Whether you're a first-time buyer, growing family, or savvy investor, Hotchkiss offers value, space, and the promise of long-term growth in a fresh new part of the city. This is more than just a homeâ€"it's a chance to be part of something new and exciting.

#### Built in 2025

## **Essential Information**

MLS® # A2238995

Price \$624,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,716

Acres 0.06

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 385 Hotchkiss Drive Se

Subdivision Hotchkiss

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0N1

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

## Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 14th, 2025

Days on Market 4

Zoning R-G
HOA Fees 263

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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