# \$796,500 - 144 Hotchkiss Common Se, Calgary

MLS® #A2241986

## \$796,500

4 Bedroom, 3.00 Bathroom, 2,553 sqft Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to this BEAUTIFULLY DESIGNED and spacious 4 bedroom home by NuVista Homes, offering everything you need for modern family living including a chef inspired kitchen with quartz counter tops, high quality cabinetry, a walk through pantry and an upgraded Samsung gourmet appliance package. The main floor has 9' ceilings, a versatile flex room and luxury vinyl plank flooring. There is also a SEPARATE SIDE ENTRANCE perfect for many future basement development options. Upstairs has a central bonus room separating the 3 bedrooms from the primary suite which features a relaxing luxurious ensuite and a great sized walk in closet. Situated in Hotchkiss, a smaller, quiet community neighbouring Mahogany and convenient to all of the 130th Ave shops and amenities. There are so many great features coming up in this family friendly neighbourhood including childcare centres, a school and over 40 acres of wetlands with a pathway system and play areas.





Built in 2025

#### **Essential Information**

MLS® # A2241986 Price \$796,500

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,553
Acres 0.09
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 144 Hotchkiss Common Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0N8

## **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry,

Quartz Counters, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 21st, 2025

Days on Market 102 Zoning R-G

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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