

# \$604,900 - 415 Hotchkiss Manor Se, Calgary

MLS® #A2258581

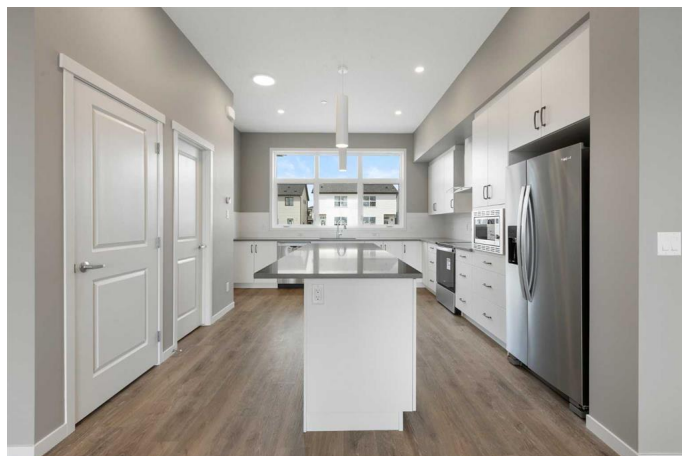
**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this brand-new "Lyall" floor plan, a beautifully crafted home that blends modern style with functional design. From the moment you step inside, you're greeted by soaring 10' ceilings and warm luxury vinyl plank flooring that flows throughout the main level. At the front, a versatile flex room offers the perfect space for a home office, reading nook, or play area. Moving toward the back, the open-concept living space unfolds with a bright and inviting living room, complete with an elegant electric fireplace, an oversized dining area ideal for family gatherings, and a stunning kitchen that serves as the heart of the home. The kitchen is a true showpiece, featuring timeless white cabinetry extended to the ceiling, quartz countertops, a hammered white subway tile backsplash that wraps around the sleek range hoodfan, stainless steel appliances, and a spacious island—perfect for both everyday meals and entertaining. Upstairs, a central loft provides a flexible second living space and creates separation between the primary suite and the additional bedrooms. The staircase is highlighted with modern black spindle railing, adding a contemporary touch to the home's design. The spacious primary retreat includes a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks. Two more bedrooms, a full 4-piece bathroom, and a convenient upper laundry room complete this level. The fully finished basement adds incredible value with two



additional bedrooms, a large rec room, and a 4-piece bathroom. The basement is roughed in for a wet bar and has extra laundryâ€™making it an ideal setup for multi generational living, or space for your older children. Located in the growing southeast community of Hotchkiss, this home offers more than just a beautiful interior. Residents here enjoy a family-friendly setting with scenic pathways, green spaces, and quick access to major routes like Stoney Trail and Deerfoot. Youâ€™re also just minutes away from the amenities of Seton, including restaurants, shopping, the South Health Campus, and recreation options. This is your opportunity to own a brand-new, move-in ready home in one of Calgaryâ€™s up-and-coming communitiesâ€™complete with a finished basement and high-end upgrades that make it truly stand out.

Built in 2024

**Essential Information**

MLS® #	A2258581
Price	\$604,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	415 Hotchkiss Manor Se
Subdivision	Hotchkiss

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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