\$594,900 - 415 Hotchkiss Manor Se, Calgary

MLS® #A2258581

\$594,900

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 islandâ€"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. You'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 Calgary'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 \$594,900

Price \$594, 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

Days on Market 46

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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