\$549,900 - 393 Hotchkiss Drive Se, Calgary

MLS® #A2187492

\$549,900

3 Bedroom, 3.00 Bathroom, 1,388 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Don't Miss Out on This Incredible Opportunity! Looking for brand new but don't want the wait? Be the first to live in this brand-new, exquisitely designed 3-bedroom home by Hopewell Residential, spanning nearly 1,400 square feet with a side entrance for a potential future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). This property features ample windows throughout and a west-facing backyard, offering abundant natural light and spacious living. As you enter, you'll be welcomed by a wide, open-to-below staircase with upgraded railings that span the entire stairwell, enhancing the sense of openness on the main floor. The main floor features luxurious vinyl plank flooring throughout, with a separate living and family room perfect for entertaining guests. The open floor plan includes a dedicated dining area that comfortably accommodates gatherings with friends and family or those holiday meals. The upgraded kitchen is a chef's dream, featuring quartz countertops, stainless appliances, and classic subway backsplash. The large island and ample cabinet and counter space provides plenty of room for the modern chef to prepare meals and entertain guests. There's also a generous-sized pocket office on the main floor, the ideal setting for working from home or kids homework space. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom with dual sinks and an oversized shower. Additionally, there are







two good sized bedrooms, a laundry room, and another full bathroom. 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. **This home also comes complete with full front and backyard landscaping, including sod, mulch on the side yards, and trees/shrubs in the front as per community guidelines. If not completed this year, landscaping will be finalized in 2026. The backyard provides plenty of space to build a double garage in the future. Conveniently located, this home offers easy access to Stoney and Deerfoot Trails and all of Seton's amenities including the South Health Campus just a short drive from home. Don't let this remarkable opportunity slip through your fingers. Discover the perfect blend of style, comfort, and functionality with The Benning by Hopewell Residential.

Built in 2025

Essential Information

MLS® # A2187492
Price \$549,900
Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,388
Acres 0.06
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 393 Hotchkiss Drive Se

Subdivision Hotchkiss

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0J9

Amenities

Amenities None

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Bathroom Rough-in, Double Vanity, Vinyl Windows, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Level, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 14th, 2025

Days on Market 277

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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