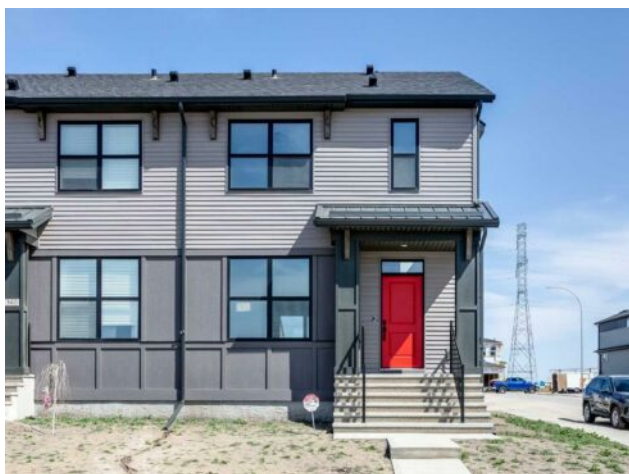


364 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2217368



\$539,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,261 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Loaded with builder UPGRADES! Welcome to this gorgeous home in the new and developing community of Hotchkiss! Step inside and you'll immediately appreciate the open floor plan, sleek LVP flooring and large windows flooding the main level with natural light. The large living room and dining area has ample space for all your family's needs. The UPGRADED kitchen features a refrigerator with a water line and ice dispenser, a GAS stove, a stylish yet functional hood fan, a built-in microwave and a dishwasher. An UPGRADED oversized sink and backsplash, stone countertops and a large central island make this an ideal kitchen to entertain friends and prepare meals! Upstairs, there are 3 generously sized bedrooms. The primary bedroom has its own 4-pc ensuite and a walk-in closet. An additional 4-pc bathroom and UPSTAIRS laundry complete this level. Both bathrooms feature stone countertops! Out back, there is a gravel parking pad and enough space for a beautiful backyard! Other notable UPGRADES include a full fire suppression system, UPGRADED lighting fixtures, black design package for all handles and faucets, TRIPLE PANE windows throughout, and 9 ceilings in the basement. Situated on a CORNER LOT, and within minutes from the South Health Campus hospital, Seton YMCA, public library, multiple shops and grocery stores and with easy access to the rest of the city via stoney trail, this home is a must see! Call to book your private showing today.