# \$646,403 - 381 Hotchkiss Drive Se, Calgary

MLS® #A2192203

#### \$646,403

3 Bedroom, 3.00 Bathroom, 1,717 sqft Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Concord 2 Prairie Style built by Broadview Homes; this stunning floor plan boasts 1717 SqFt. The front door opens to a beautiful open floor plan with an optional main floor bedroom or flex room for day seating. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and a laundry room. The spacious primary bedroom is paired with a 4pc ensuite bath with a tub/shower combo. The upper level bonus room is a great space to unwind in the evenings with your family. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!



#### INTERIOR PALETTE - OPTION B



Built in 2025

#### **Essential Information**

MLS® #	A2192203
Price	\$646,403
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.08
Year Built	2025
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	381 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

# Amenities

Amenities	Other
Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

# Interior

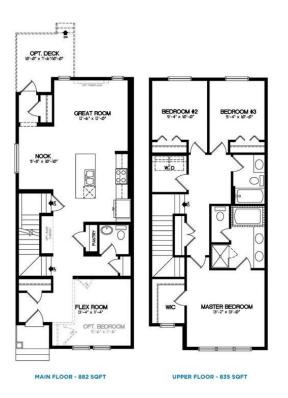
Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

# Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Corne
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	60
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN



# **Listing Details**

Listing Office RE/MAX Crown

Data is supplied by Pillar 9â, ¢ MLS® System. Pillar 9â, ¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â, ¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.