

262 Hotchkiss Manor SE  
Calgary, Alberta

MLS # A2235641

\$774,900

|           |                                       |        |                  |
|-----------|---------------------------------------|--------|------------------|
| Division: | Hotchkiss                             |        |                  |
| Type:     | Residential/House                     |        |                  |
| Style:    | 2 Storey                              |        |                  |
| Size:     | 2,088 sq.ft.                          | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                     | Baths: | 3                |
| Garage:   | Double Garage Attached                |        |                  |
| Lot Size: | 0.07 Acre                             |        |                  |
| Lot Feat: | No Neighbours Behind, Rectangular Lot |        |                  |

|             |                                                |            |     |
|-------------|------------------------------------------------|------------|-----|
| Heating:    | Central, Forced Air, Natural Gas               | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade            | LLD:       | -   |
| Exterior:   | Concrete, Wood Frame                           | Zoning:    | R-G |
| Foundation: | Poured Concrete                                | Utilities: | -   |
| Features:   | Double Vanity, No Animal Home, No Smoking Home |            |     |

Inclusions: n/a

Welcome to this Modern 4 bedroom (1 Bedroom on the main) 3 bath home where contemporary design meets family-friendly functionality in the vibrant community of Hotchkiss. This beautifully crafted home spans almost 2,100 sq. ft., offering 4 spacious bedrooms, including a rare main-floor bedroom with a full bathroom &ndash; ideal for hosting guests or providing privacy for multi-generational families. Step into an open-concept dining area and lifestyle room, designed to make gatherings seamless and memorable. The soaring open-to-above living room brings an airy feel, while the electric fireplace adds a cozy touch for intimate evenings. The entertainment potential extends outdoors with a walkout lot and a generous 15' x 20' deck, complete with an exterior gas line for future BBQs, perfect for enjoying Calgary's long warm summer evenings. The kitchen is a chef's dream, featuring an upgraded layout with a stylish chimney-style hood fan, built-in microwave, extra storage drawers, elegant quartz countertops, a large island and modern two tone cabinets. The thoughtful design carries throughout with black interior hardware and knockdown ceiling textures, lending a modern edge to every room. Upstairs, discover three more spacious bedrooms including a luxurious primary suite featuring a step-in shower &ndash; a perfect retreat after a long day. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroom &ndash; with dual sinks &ndash; ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The walkout basement is ready for future development with a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the

city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, This home provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong.