

42 Hotchkiss Row SE
Calgary, Alberta

MLS # A2209958

\$734,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Level, Reverse Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to The Rossa — a stylish quick possession home designed for families who value comfort, flexibility, and upscale finishes. The main floor features luxury vinyl plank flooring throughout, adding both durability and elegance. A main floor bedroom and 3-piece bathroom provide the perfect setup for multi-generational living, guests, or the flexibility of a contained workspace. The living room is a showstopper with a soaring two-storey vaulted ceiling, floor-to-ceiling windows that flood the space with natural light, and a striking fireplace that anchors the room with warmth and charm. In the heart of the home, the kitchen impresses with timeless white cabinetry, quartz countertops, and a classic subway tile backsplash that wraps around a stylish chimney hood fan. Pot lights and a built-in microwave round out the space, making it as functional as it is beautiful—perfect for entertaining or busy family life. Upstairs, the entertainment room offers a cozy retreat for movie nights or casual hangouts. The luxurious primary suite serves as a serene escape, featuring a 5-piece ensuite with dual sinks, a soaking tub, and a separate shower. Two additional spacious bedrooms share another 5-piece bath with dual sinks, eliminating morning bottlenecks. A conveniently located upper-floor laundry room adds to the everyday ease. The basement is ready for your future plans, complete with a secondary entrance and 9-foot foundation, providing potential for additional living space or a mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant southeast Calgary community of Hotchkiss, The Rossa offers access to breathtaking mountain views, 51 acres of park space, scenic pathways, and a central wetland. Designed with growing families in mind, Hotchkiss blends nature, connectivity, and

community. Start your next chapter in The Rossa—where thoughtful design meets everyday luxury.