

# \$705,500 - 330 Hotchkiss Manor Se, Calgary

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MLS® #A2202634

## \$705,500

3 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to this gorgeous two-story home offering over 2,000 square feet of sophisticated living space. This home features a well thought out, meticulously planned layout, perfect for modern living. As you enter, youâ€™ll be greeted by a spacious main floor with 9-foot ceilings and luxurious vinyl plank flooring, creating an open, inviting atmosphere. A versatile flex room is located at the front of the homeâ€™ideal for a home office or private den. The heart of the home is the beautifully appointed kitchen, complete with quartz countertops, a spacious island, an upgraded Samsung gas range and a walk in pantry. This gorgeous kitchen offers both beauty and practicality and opens to the adjoining living and dining areas providing the perfect flow for family gatherings and everyday life. Upstairs, the layout continues to impress with a central bonus room that offers great separation between the primary suite and the secondary bedroomsâ€™ensuring privacy and tranquility and a conveniently located laundry room. The home also includes a full walkout basement, providing endless potential for additional living space, storage or future customization. Located in the community of Hotchkiss with quick easy access to The South Health Campus Hospital, the YMCA and every convenience you can think of in Seton. Move right into this brand new home by NuVista Homes and enjoy the peace of mind of a full 10 year warranty backed by over 25 years of top of class customer service.



Built in 2025

**Essential Information**

MLS® #	A2202634
Price	\$705,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,040
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	330 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	38
Zoning	R-G

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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