

# \$589,900 - 393 Hotchkiss Drive Se, Calgary

MLS® #A2187492

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,388 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Don't Miss Out on This Incredible Opportunity! Looking for brand new but don't want the wait? Be the first to live in this brand-new, exquisitely designed 3-bedroom home by Hopewell Residential, spanning nearly 1,400 square feet with a side entrance for a potential future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). This property features ample windows throughout and a west-facing backyard, offering abundant natural light and spacious living. As you enter, you'll be welcomed by a wide, open-to-below staircase with upgraded railings that span the entire stairwell, enhancing the sense of openness on the main floor. The main floor features luxurious vinyl plank flooring throughout, with a separate living and family room perfect for entertaining guests. The open floor plan includes a dedicated dining area that comfortably accommodates gatherings with friends and family or those holiday meals. The upgraded kitchen is a chef's dream, featuring quartz countertops, stainless appliances, and classic subway backsplash. The large island and ample cabinet and counter space provides plenty of room for the modern chef to prepare meals and entertain guests. There's also a generous-sized pocket office on the main floor, the ideal setting for working from home or kids homework space. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom with dual sinks and an oversized shower. Additionally, there are



two good sized bedrooms, a laundry room, and another full bathroom. The side entrance provides options in the future for a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) providing the perfect spot for extended family or rental income. The backyard provides a space to customize in the future to make your own with room to build a double garage. Conveniently located, this home offers easy access to Stoney and Deerfoot Trails and all of Setonâ€™s amenities including the South Health Campus just a short drive from home. Don't let this remarkable opportunity slip through your fingers. Discover the perfect blend of style, comfort, and functionality with The Benning by Hopewell Residential. \*\*Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\*

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2187492    |
| Price          | \$589,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,388       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 393 Hotchkiss Drive Se |
|---------|------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Hotchkiss |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T3S 0J9   |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Bathroom Rough-in, Entry, Hardwood, Kitchen Countertops |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

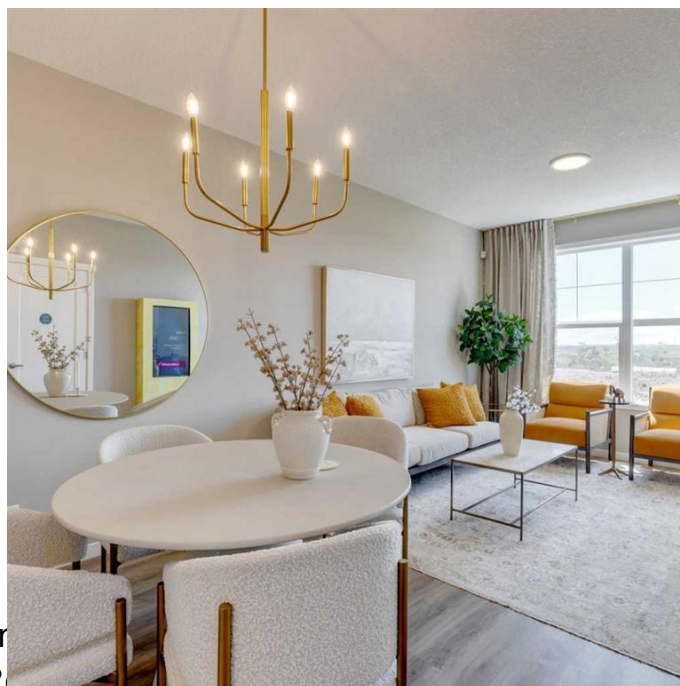
|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Back Lane, Level, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 134                |
| Zoning         | R-G                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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