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479 Hotchkiss Manor SE Calgary, Alberta

MLS # A2275782



\$572,800

Division:	Hotchkiss					
Type:	Residential/House					
Style:	2 Storey					
Size:	1,693 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Parking Pad					
Lot Size:	0.06 Acre					
Lot Feat:	Level					

Floors: Carpet, Ceramic Tile, Vinyl Plank Roof: Asphalt Shingle Basement: Full Exterior: Stone, Vinyl Siding, Wood Frame Foundation: Powed Concrete LUD: - LUD: TBD	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Stone, Vinyl Siding, Wood Frame Zoning: TBD	Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Exterior: Stone, Vinyl Siding, Wood Frame Zoning: TBD	Roof:	Asphalt Shingle	Condo Fee:	-
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Foundation: Poured Concrete Utilities: -	Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
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Features: Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Move-in ready Newport 3 by Broadview Homes in the vibrant community of Hotchkiss! Designed for modern living, this newly built 3-lane home features 3 bedrooms, 2.5 baths, and an open-concept main floor bathed in natural light. The spacious rear kitchen offers upgraded finishes, plenty of counter space, and seamless flow to the dining and living area— complete with a cozy electric fireplace. Upstairs, enjoy added living space in the versatile bonus loft, perfect for a home office, lounge, or play area. Thoughtfully upgraded interiors elevate the design with style and comfort in mind. Ideally located near parks, pathways, future amenities, and easy commuter access.