

# \$634,900 - 449 Hotchkiss Drive Se, Calgary

MLS® #A2256988

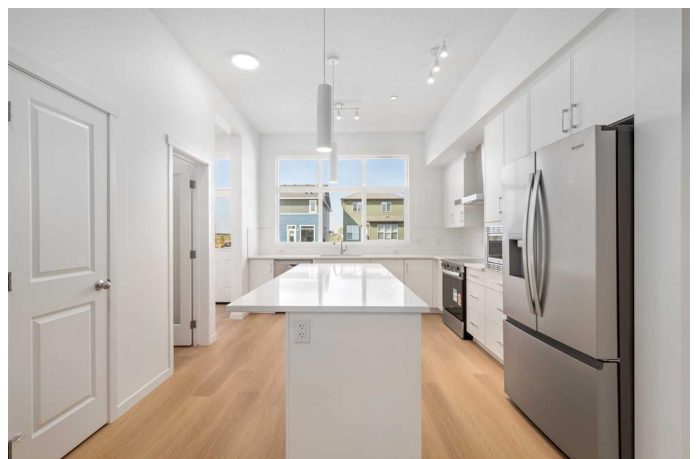
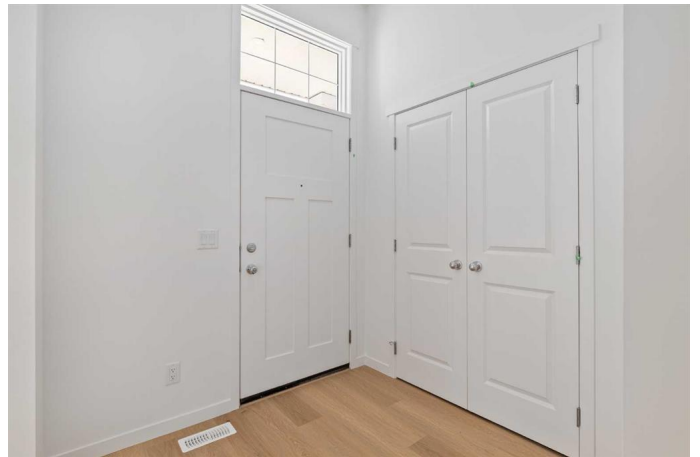
**\$634,900**

5 Bedroom, 4.00 Bathroom, 1,717 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this brand-new “Lyall” floor plan, a beautifully crafted home that blends modern style with functional design. From the moment you step inside, you™re greeted by soaring 10™ ceilings and warm luxury vinyl plank flooring that flows throughout the main level. At the front, a versatile flex room offers the perfect space for a home office, reading nook, or play area. Moving toward the back, the open-concept living space unfolds with a bright and inviting living room, complete with an elegant electric fireplace, an oversized dining area ideal for family gatherings, and a stunning kitchen that serves as the heart of the home. The kitchen is a true showpiece, featuring timeless white cabinetry extended to the ceiling, quartz countertops, a hammered white subway tile backsplash that wraps around the sleek range hoodfan, stainless steel appliances, and a spacious island—perfect for both everyday meals and entertaining. Upstairs, a central loft provides a flexible second living space and creates separation between the primary suite and the additional bedrooms. The staircase is highlighted with modern black spindle railing, adding a contemporary touch to the home™s design. The spacious primary retreat includes a walk-in closet and a spa-inspired 4-piece ensuite with dual sinks. Two more bedrooms, a full 4-piece bathroom, and a convenient upper laundry room complete this level. The fully finished basement adds incredible value with two



additional bedrooms, a large rec room, and a 4-piece bathroom. With a separate entrance, itâ€™s roughed in for a wet bar and extra laundry. \*\*This home also comes complete with full front and backyard landscaping, including sod, mulch on the side yards, and trees/shrubs in the front as per community guidelines. Located in the growing southeast community of Hotchkiss, this home offers more than just a beautiful interior. Residents here enjoy a family-friendly setting with scenic pathways, green spaces, and quick access to major routes like Stoney Trail and Deerfoot. Youâ€™re also just minutes away from the amenities of Seton, including restaurants, shopping, the South Health Campus, and recreation options. This is your opportunity to own a brand-new, move-in ready home in one of Calgaryâ€™s up-and-coming communitiesâ€”complete with a finished basement and high-end upgrades that make it truly stand out.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256988    |
| Price          | \$634,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,717       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 449 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0S8                |

### Amenities

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

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 63                   |
| Zoning         | R-G                  |
| HOA Fees       | 263                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.