

\$724,880 - 306 Hotchkiss Manor Se, Calgary

MLS® #A2237096

\$724,880

4 Bedroom, 3.00 Bathroom, 2,129 sqft

Single Family on 0.07 Acres

Hotchkiss, Calgary, Alberta

The Birkley â€” a beautifully designed home with a walkout basement and an east-facing backyard that backs onto a peaceful field. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections. Enjoy outdoor living on the rear deck with gas line rough-in for BBQ. Inside, the open-concept kitchen shines with stainless steel appliances, quartz countertops, undermount sinks, and a separate spice kitchen with gas range. The living room features an electric fireplace with floor-to-ceiling tile and mantle. Elegant paint-grade railings with iron spindles line the staircase and upper floor. The vaulted bonus room offers a spacious retreat, while additional windows throughout the home fill it with natural light. The luxurious 5-piece ensuite showcases a huge custom tiled showerâ€”a true standout! LVP flooring throughout the main floor adds style and durability. This home blends function, luxury, and beautiful views. Photos are representative. (id:6289)



Built in 2024

Essential Information

Listing #	A2237096
Price	\$724,880
Bedrooms	4
Bathrooms	3.00
Half Baths	1

Square Footage	2,129
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	306 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
Province	Alberta
Postal Code	T3S0J8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	French door, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Range - Electric, Dishwasher, Microwave Range Hood Combo, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Bode Platform Inc.
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