

\$724,850 - 390 Hotchkiss Manor Se, Calgary

MLS® #A2250620

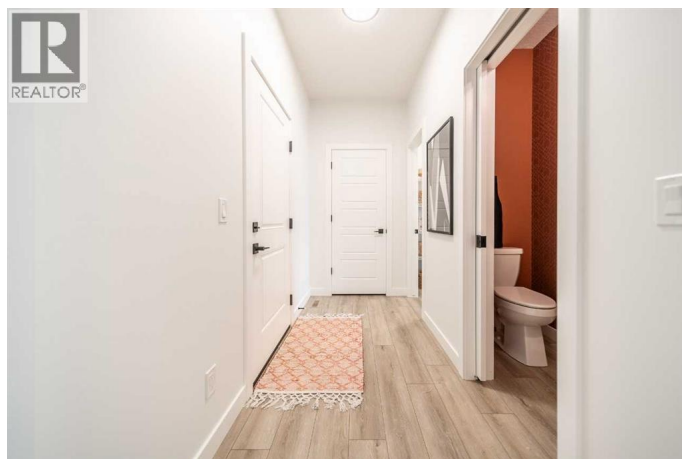
\$724,850

4 Bedroom, 3.00 Bathroom, 2,130 sqft

Single Family on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Birkley â€” a beautifully designed home with thoughtful upgrades throughout. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Enjoy a walkout basement and a full-width rear deck, perfect for relaxing or entertaining. The executive kitchen features built-in stainless steel appliances and a walk-through pantry with French doors. The great room offers a cozy electric fireplace with a mantle and tile surround. A vaulted ceiling enhances the spacious bonus room. Unwind in the luxurious 5-piece ensuite with a soaker tub and walk-in shower. Tile flooring in the upper bathrooms adds a modern touch, while many windows fill the home with natural light. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full array of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.



Built in 2024

Essential Information

Listing #	A2250620
Price	\$724,850
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,130
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	390 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
Province	Alberta
Postal Code	T3S0J9

Amenities

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

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Bode Platform Inc.



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