# \$794,400 - 152 Hotchkiss Common Se, Calgary

MLS® #A2250197

# \$794,400

3 Bedroom, 2.00 Bathroom, 2,326 sqft Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Introducing the Legacy model, built by a trusted builder. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you.

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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range 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. Enjoy the convenience of a side entrance, main floor flex room, and walk-through pantry connecting to the executive kitchen with built-in stainless steel appliances, a gas cooktop and fridge with water and ice dispenser. The great room stuns with an open-to-below design and a striking electric fireplace with tile to mantle. Upstairs, the vaulted bonus room adds space and charm. Retreat to the luxurious 5-piece ensuite with a soaker tub and walk in shower with tiled walls. With quartz countertops in all baths, extra windows throughout, paint-grade railings with iron spindles, and gas line for BBQ, the Legacy is built for modern living. Photos are representative.







## **Essential Information**

MLS® # A2250197 Price \$794,400

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 2,326
Acres 0.09
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 152 Hotchkiss Common Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S0J5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry,

Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Decorative, Electric, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting
Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 25th, 2025

Days on Market 54
Zoning R-G

# **Listing Details**

Listing Office Bode Platform Inc.

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