

# \$848,600 - 350 Hotchkiss Manor Se, Calgary

MLS® #A2206666

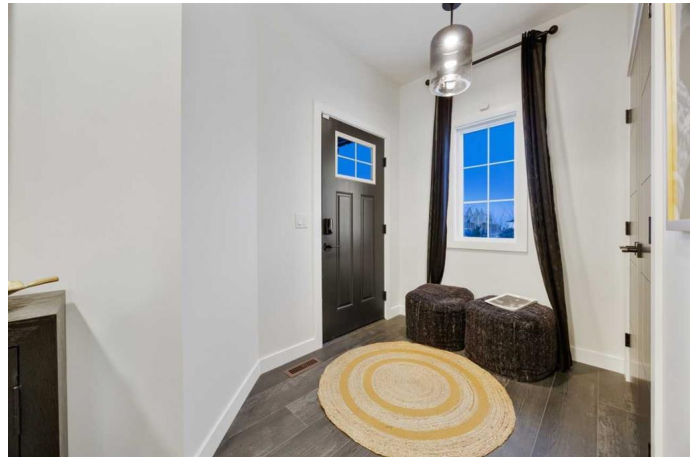
**\$848,600**

7 Bedroom, 4.00 Bathroom, 2,217 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Bennett. 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. 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 offer up to 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 suite 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. The executive kitchen features built-in stainless steel appliances, a gas cooktop, chimney hoodfan, walk-in pantry, and a gorgeous waterfall island. Enjoy the convenience of a walkout lot with a spacious 11' x 6'6" wood deck and a concrete patio below. The fully developed basement of this home features a TWO BEDROOM LEGAL SUITE including full bathroom and 9' ceilings â€”perfect for rental income or extended family living. The main floor includes a bedroom and full bath. A grand



open-to-above great room, electric fireplace with floor-to-ceiling tile, and paint-grade railing with iron spindles elevate the home's design. Quartz countertops with undermount sinks are featured throughout. A perfect blend of modern amenities and timeless elegance! Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentialsâ€”even providing boxes! Photos are a representative.

Built in 2024

**Essential Information**

MLS® #	A2206666
Price	\$848,600
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,217
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	350 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0J9

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Built-In Oven, Gas Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Electric, Mantle

Has Basement Yes

Basement Full, Suite

## Exterior

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 31st, 2025

Days on Market 90

Zoning R-G

HOA Fees 195

HOA Fees Freq. ANN

## Listing Details

Listing Office Bode Platform Inc.

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