



GRASSROOTS
REALTY GROUP

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294 Hotchkiss Common SE
Calgary, Alberta

MLS # A2236831



\$799,100

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,398 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Damon & a versatile and stylish home designed for modern living. 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 may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The kitchen features stainless steel appliances, a chimney hood fan, and a spice kitchen with gas range, pantry shelving, and elegant French door. Enjoy the open stairwell with paint-grade railings and iron spindles, leading to a vaulted bonus room perfect for relaxing or entertaining. The main floor flex room offers endless possibilities for work or play. A cozy electric fireplace with tile surround and mantle anchors the living area, while large windows throughout the home provide abundant natural light. Upstairs, the main bath features dual sinks, and the 5-piece ensuite impresses with a soaker tub and a walk-in shower. Thoughtfully designed with both style and function, the Damon is ready to welcome you home. . Photos are a representative. Photos are representative.