



**GRASSROOTS**  
REALTY GROUP

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**366 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2237115**



**\$753,500**

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,173 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	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

Discover The Ashton, a beautifully designed home built with thoughtful upgrades throughout. 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 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 executive kitchen features built-in stainless-steel appliances, a chimney hood fan, gas cooktop and a walk-through pantry with french doors. Enjoy seamless living with LVP flooring throughout the main floor. The home includes a walkout basement onto a rear patio, as well as a 9'6" x 12'0" rear deck off the main floor. Relax in the 5-piece ensuite featuring a walk-in shower, soaker tub, and tiled flooring. Additional highlights include a vaulted ceiling in the bonus room, electric fireplace with a mantle and tile below, extra windows for natural light, and elegant paint-grade railing with iron spindles. A home designed for comfort, style, and convenience. 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. Photos are representative.