



GRASSROOTS
REALTY GROUP

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152 Hotchkiss Common SE
Calgary, Alberta

MLS # A2250197



\$799,650

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,326 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 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	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: N/A

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 switches—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.