



GRASSROOTS
REALTY GROUP

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390 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2250620



\$724,850

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,130 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Welcome to The Birkley — a beautifully designed home with thoughtful upgrades throughout. 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. Energy efficient and smart home features, plus moving concierge services included in each home. Enjoy a walkout basement and a full-width rear deck, perfect for relaxing or entertaining. The executive kitchen features built-in stainless steel appliances and a walk-through pantry with French doors. The great room offers a cozy electric fireplace with a mantle and tile surround. A vaulted ceiling enhances the spacious bonus room. Unwind in the luxurious 5-piece ensuite with a soaker tub and walk-in shower. Tile flooring in the upper bathrooms adds a modern touch, while many windows fill the home with natural light. 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 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 a full array 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. Photos are representative.