



GRASSROOTS
REALTY GROUP

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290 Hotchkiss Common SE
Calgary, Alberta

MLS # A2263858



\$799,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,464 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Experience elevated living in The Pierce, a beautifully upgraded home on a desirable corner lot. 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. Enjoy a side entrance, main floor flex room, and an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island edge, and pendant lighting. A walk-through pantry with French doors adds convenience. The great room features an electric fireplace with mantle and tile below, and a vaulted ceiling enhances the bonus room upstairs. Retreat to the 5-piece ensuite with walk-in shower and soaker tub, while the main bath includes dual sinks. With LVP throughout the main floor, tile in upper floor bathrooms, and abundant natural light, every detail is designed for comfort and style. 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 home 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.