



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

306 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2269062



\$724,880

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 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, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

The Birkley – a beautifully designed home with a walkout basement and an east-facing backyard that backs onto a peaceful field. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections. Enjoy outdoor living on the rear deck with gas line rough-in for BBQ. Inside, the open-concept kitchen shines with stainless steel appliances, quartz countertops, undermount sinks, and a separate spice kitchen with gas range. The living room features an electric fireplace with floor-to-ceiling tile and mantle. Elegant paint-grade railings with iron spindles line the staircase and upper floor. The vaulted bonus room offers a spacious retreat, while additional windows throughout the home fill it with natural light. The luxurious 5-piece ensuite showcases a huge custom tiled shower–a true standout! LVP flooring throughout the main floor adds style and durability. This home blends function, luxury, and beautiful views. 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 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. Photos are representative.