



**266 Hotchkiss Common SE  
Calgary, Alberta**

**MLS # A2273082**



**\$824,976**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,606 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Brand-new, stunning FOUR BEDROOM, four bathroom residence offers over 2,600 square feet of designer living space. The chef inspired kitchen has high quality cabinetry with taller upper cabinets, an upgraded Samsung gourmet kitchen appliance package, a walk through pantry and quartz countertops. The main floor also has a bright open family room with a beautiful gas fireplace feature wall with tile extending to the ceiling, 9' main floor ceilings creating an open and airy atmosphere, 12' x 10' deck off the dining room perfect for summer barbeques, luxury vinyl plank flooring offering durability and contemporary style, a convenient office/flex room and a mud room with built-in lockers. Upstairs has a spacious central bonus room which serves as the perfect family lounging area, effectively separating the three generously sized secondary bedrooms from the extra large primary suite. Relax in your private oasis with the primary suite which includes a luxurious ensuite and an expansive walk in closet. BEDROOM NUMBER TWO IS **EQUALLY IMPRESSIVE**, **FEATURING KING SIZED DIMENSIONS, A PRIVATE ENSUITE AND AN ADDITIONAL WALK IN CLOSET**&mdash;ideal for guests or a growing family. **SEPARATE SIDE ENTRANCE** for many future basement development options. This magnificent home offers everything you need and more, with thoughtful details and high end finishes throughout while being located next door to the award winning community of Mahogany in beautiful Hotchkiss with unobstructed mountain views and amazing future plans such as childcare centres, school, scenic pathways, 40 acres of wetlands and quick easy access to all necessary modern conveniences.