



**326 Hotchkiss Common SE
Calgary, Alberta**

MLS # A2282394



\$741,363

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 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	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, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Birkley 2 - a stunning home perfectly positioned on a desirable corner lot and filled with upscale finishes. Built by Sterling Homes 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. The executive kitchen impresses with a gas cooktop, stainless steel built-in appliances, chimney hood fan, waterfall-edge island and stylish pendant lighting, complemented by a walk-through pantry with elegant French doors. Enjoy LVP flooring throughout the main floor and an inviting electric fireplace with mantle. The vaulted bonus room adds airy living space, while upper bathrooms feature sleek tile flooring and a spa-inspired 5-piece ensuite. Additional windows flood the home with natural light. A separate basement entrance offers future potential development, and the rear deck completes this exceptional home. 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 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 a representative.