



GRASSROOTS
REALTY GROUP

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454 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2285715



\$719,863

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features, plus moving services. This home features LVP throughout the main floor, additional windows, an electric fireplace with mantle, paint-grade railing with iron spindles, and a vaulted bonus room. The kitchen offers a chimney hoodfan with microwave built into the island, gas line for a future gas range, pendant lighting, and a walk-in pantry with broom storage. The main floor includes a private I.T. area with barn door. Upstairs, the primary bedroom features a 5-piece ensuite with soaker tub, tiled-wall shower with niche and fiberglass base, pocket door entry, and a bank of drawers—also included in the main bath with dual sinks. With a side entrance, 9' basement walls, upper-floor laundry, and a rear deck with gas line rough-in, this home blends style, comfort, and functionality. 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 representative.