



**454 Hotchkiss Manor SE  
Calgary, Alberta**

**MLS # A2285715**

**\$719,863**



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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.