



**66 Hotchkiss Gardens SE
Calgary, Alberta**

MLS # A2299387



\$690,349

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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 - with over 70 years of experience, 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. Welcome to this beautifully designed 2025 home featuring modern upgrades, spacious living, and exceptional functionality throughout. The executive kitchen is equipped with built-in stainless steel appliances, a gas cooktop, fridge with water and ice dispenser, waterfall island, pendant lighting, pots and pans drawers, and a convenient walk-through pantry with MDF shelving. The main living area is highlighted by an electric fireplace with mantle and tile surround, while the home is finished with durable LVP flooring throughout the main floor and wet areas. Upstairs, enjoy a vaulted bonus room and a luxurious 5-piece ensuite complete with a soaker tub, fiberglass base shower with tiled walls, and a bank of drawers in the vanity. Additional features include quartz countertops with undermount sinks, paint grade railing with iron spindles, triple pane windows, extra windows for added natural light, a side entrance, & basement wall height with painted floors, and a rear deck with BBQ gas line rough-in. 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, 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.