



**39 Hotchkiss Avenue SE  
Calgary, Alberta**

**MLS # A2303030**



**\$814,290**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,446 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, 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 to you. The executive kitchen is beautifully appointed with built-in stainless steel appliances, gas cooktop, fridge with water and ice dispenser, waterfall island, pendant lighting, pots and pans drawers, waste bin pullout, Silgranit sink, and a walk-through pantry. The main floor offers a versatile flex room, a spacious mudroom with built-in bench and coat hooks, and a striking great room with open-to-above ceilings and an electric fireplace. Upstairs, enjoy a well-designed layout with a luxurious 5-piece ensuite featuring a tiled shower, tile flooring, and a bank of drawers. Additional highlights include LVP flooring throughout the main floor, main bath, and laundry, quartz countertops with undermount sinks, paint grade railing with iron spindles, and extra windows for abundant natural light. 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. Home includes blower door testing for energy efficiency, 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are a representative.