



**160 Hotchkiss Common SE  
Calgary, Alberta**

**MLS # A2153764**



**\$809,000**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This property features 3 bedrooms and 2.5 bathrooms, with 9-foot foundation and main floor ceiling heights. It also includes a convenient side entrance. The upgraded Samsung gourmet kitchen appliance package complements the quality kitchen cabinets, which have extended upper cabinets. Quartz countertops are found throughout the home, and luxury vinyl plank flooring covers the main floor. The natural gas fireplace is adorned with full tile to ceiling height. Additionally, the upper floor offers laundry facilities with linen storage. The 5 piece ensuite includes a double sink vanity and a spacious walk in closet. The garage has been expanded with an extra 4 feet of width. Photos are representative.