



**GRASSROOTS**  
REALTY GROUP

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**156 Hotchkiss Common SE**  
**Calgary, Alberta**

**MLS # A2154103**



**\$809,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Hotchkiss                  |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 2,129 sq.ft.               | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 4                          | <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>    | TBD |
| <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 home offers 4 bedrooms and 2.5 bathrooms, featuring 9-foot ceilings on both the foundation and main floors. It includes a side entrance, perfect for a future potential development. The kitchen is equipped with an upgraded gas range and high-quality cabinets with extended upper cabinetry, all complemented by quartz countertops. Luxury vinyl plank flooring extends throughout the main floor, while the natural gas fireplace is elegantly finished with full tile to the ceiling. For added convenience, the upper floor boasts a laundry area with linen storage, and the garage has been enhanced with an extra 4 feet of width. Photos are representative.