



GRASSROOTS
REALTY GROUP

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317 Hotchkiss Common SE
Calgary, Alberta

MLS # A2192382



\$815,500

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,556 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions:	Gas fireplace
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This stunning NuVista-built home offers exceptional craftsmanship and thoughtful upgrades throughout, featuring a 9' foundation on both the main and basement levels for a spacious, airy feel. The gourmet kitchen is a chef's dream, boasting upgraded appliances, sleek quartz countertops, and ample storage, seamlessly flowing into the open-concept living and dining areas. A cozy gas fireplace adds warmth and elegance to the main living space. The master retreat impresses with a generous walk-in closet and a luxurious 5-piece ensuite, while the upper floor also features a versatile bonus room, perfect for relaxation or entertainment. The walkout basement provides endless potential and opens onto a west-facing backyard, offering breathtaking views of pathways, green space, an environmental reserve, and a tranquil pond. Situated on a traditional-sized lot with an expanded garage for extra convenience, this home perfectly balances comfort, style, and functionality. Photos are representative.