



GRASSROOTS
REALTY GROUP

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230 Hotchkiss Common SE
Calgary, Alberta

MLS # A2192383



\$788,500

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,555 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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

Step into this stunning NuVista-built home, where modern elegance meets thoughtful design. Featuring four spacious bedrooms and 2.5 baths, this home boasts 9' foundation and main floor ceilings, creating an airy, open feel. The gourmet Samsung kitchen appliance package is perfectly paired with quality extended upper cabinets and sleek quartz countertops, making it a chef's dream. A natural gas fireplace with floor-to-ceiling tile adds warmth and sophistication to the living space, while luxury vinyl plank flooring enhances durability and style. The master bedroom offers a luxurious five-piece ensuite, providing a private retreat. With a separate side entrance and a 12' x 10' rear deck ideal for summer BBQs, this home is designed for both comfort and convenience. Photos are representative.