



**GRASSROOTS**  
REALTY GROUP

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**350 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2206666**



**\$848,600**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,217 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 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, Suite	<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, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Bennett. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full suite of 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. The executive kitchen features built-in stainless steel appliances, a gas cooktop, chimney hoodfan, walk-in pantry, and a gorgeous waterfall island. Enjoy the convenience of a walkout lot with a spacious 11' x 6'6" wood deck and a concrete patio below. The fully developed basement of this home features a TWO BEDROOM LEGAL SUITE including full bathroom and 9' ceilings —perfect for rental income or extended family living. The main floor includes a bedroom and full bath. A grand open-to-above great room, electric fireplace with floor-to-ceiling tile, and paint-grade railing with iron spindles elevate the home's design. Quartz countertops with undermount sinks are featured throughout. A perfect blend of modern amenities and timeless elegance! Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving

essentials&mdash;even providing boxes! Photos are a representative.