

**152 Hotchkiss Common SE**  
**Calgary, Alberta**

**MLS # A2250197**



**\$799,650**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,326 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 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, 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, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Introducing the Legacy model, built by a trusted builder. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range 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. Enjoy the convenience of a side entrance, main floor flex room, and walk-through pantry connecting to the executive kitchen with built-in stainless steel appliances, a gas cooktop and fridge with water and ice dispenser. The great room stuns with an open-to-below design and a striking electric fireplace with tile to mantle. Upstairs, the vaulted bonus room adds space and charm. Retreat to the luxurious 5-piece ensuite with a soaker tub and walk in shower with tiled walls. With quartz countertops in all baths, extra windows throughout, paint-grade railings with iron spindles, and gas line for BBQ, the Legacy is built for modern living. Photos are representative.