

# \$749,450 - 306 Hotchkiss Manor Se, Calgary

MLS® #A2237096

**\$749,450**

4 Bedroom, 3.00 Bathroom, 2,129 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Introducing the Birkley â€” a beautifully designed home with a walkout basement and an east-facing backyard that backs onto a peaceful field.

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 that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living.

Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Enjoy outdoor living on the rear deck with gas line rough-in for BBQ. Inside, the open-concept kitchen shines with stainless steel appliances, quartz countertops, undermount sinks, and a separate spice kitchen with gas range. The living room features an electric fireplace with floor-to-ceiling tile and mantle. Elegant paint-grade railings with iron spindles line the staircase and upper floor. The vaulted bonus room offers a spacious retreat, while additional windows throughout the home fill it with natural light. The luxurious 5-piece ensuite showcases



a huge custom tiled showerâ€”a true standout! LVP flooring throughout the main floor adds style and durability. This home blends function, luxury, and beautiful views. 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. Photos are representative.

Built in 2024

**Essential Information**

MLS® #	A2237096
Price	\$749,450
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,129
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	306 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J8

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished, Walk-Out

### Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 8th, 2025

Days on Market 32

Zoning R-G

HOA Fees 195

HOA Fees Freq. ANN

### Listing Details

Listing Office Bode Platform Inc.

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