

# \$753,500 - 366 Hotchkiss Manor Se, Calgary

MLS® #A2237115

## \$753,500

3 Bedroom, 3.00 Bathroom, 2,173 sqft

Residential on 0.07 Acres

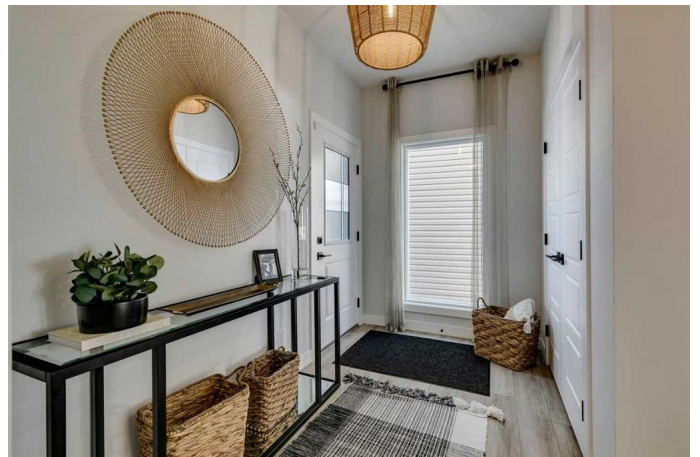
Hotchkiss, Calgary, Alberta

Discover The Ashton, a beautifully designed home built with thoughtful upgrades throughout.

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, it'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 switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The executive kitchen features built-in stainless-steel appliances, a chimney hood fan, gas cooktop and a walk-through pantry with french doors. Enjoy seamless living with LVP flooring throughout the main floor. The home includes a walkout basement onto a rear patio, as well as a 9'6" x 12'0" rear deck off the main floor. Relax in the 5-piece ensuite featuring a walk-in shower, soaker tub, and tiled flooring. Additional highlights include a vaulted ceiling in the bonus room, electric fireplace with a mantle and tile below, extra windows for natural light, and elegant paint-grade railing with iron



spindles. A home designed for comfort, style, and convenience. 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® #	A2237115
Price	\$753,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,173
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	366 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

**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, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, 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 11th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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