

350 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2206666



\$848,600

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 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, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: 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—even providing boxes! Photos are a representative.