

\$848,600 - 350 Hotchkiss Manor Se, Calgary

MLS® #A2206666

\$848,600

7 Bedroom, 4.00 Bathroom, 2,217 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

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, itâ€™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 switchesâ€”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 â€”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 essentialsâ€”even providing boxes! Photos are a representative.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206666 |
| Price | \$848,600 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,217 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 350 Hotchkiss Manor Se |
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S0J9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

of Garages 2

Interior

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

Appliances Dishwasher, Microwave, Refrigerator, Built-In Oven, Electric Range, Gas Cooktop, Range Hood, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Mantle, Decorative, Electric

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 31st, 2025

Days on Market 126

Zoning R-G

HOA Fees 195

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.