

## 230 Hotchkiss Common SE Calgary, Alberta

**MLS # A2192383**



# \$788,500

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,555 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 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, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Gas Fireplace

Step into this stunning NuVista-built home, where modern elegance meets thoughtful design. Featuring four spacious bedrooms and 2.5 baths, this home boasts 9' foundation and main floor ceilings, creating an airy, open feel. The gourmet Samsung kitchen appliance package is perfectly paired with quality extended upper cabinets and sleek quartz countertops, making it a chef's dream. A natural gas fireplace with floor-to-ceiling tile adds warmth and sophistication to the living space, while luxury vinyl plank flooring enhances durability and style. The master bedroom offers a luxurious five-piece ensuite, providing a private retreat. With a separate side entrance and a 12' x 10' rear deck ideal for summer BBQs, this home is designed for both comfort and convenience. Photos are representative.