

# \$798,600 - 140 Hotchkiss Common Se, Calgary

MLS® #A2200929

**\$798,600**

4 Bedroom, 3.00 Bathroom, 2,546 sqft  
Residential on 0.09 Acres

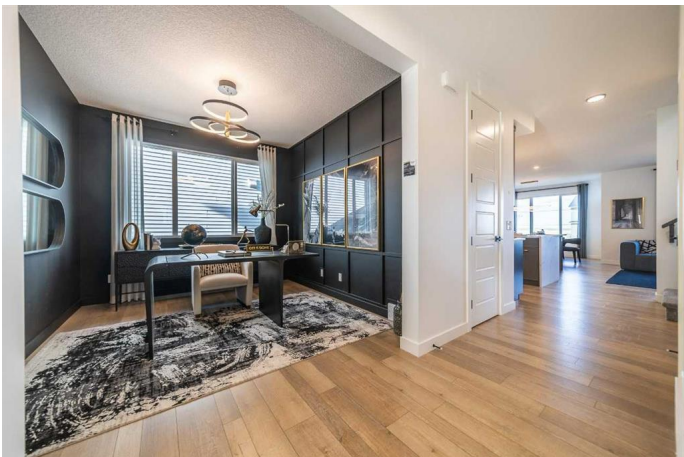
Hotchkiss, Calgary, Alberta

Introducing The Pierce 2, a beautifully designed home that offers both style and function. The peninsula kitchen is equipped with stainless steel appliances, a Silgranit sink, and a walk-in pantry. The main floor features a flex room and a full bath, while upstairs, a spacious bonus room with a vaulted ceiling provides endless possibilities. The primary bedroom boasts a walk-in closet, and the 5-piece ensuite includes dual sinks with a bank of drawers, a tiled walk-in shower and tiled flooring. Enjoy added natural light with extra windows throughout. The home also includes a side entrance, 9' basement ceilings, LVP throughout the main floor along with a stylish electric fireplace in the great room. Photos are representative.

Built in 2024

## Essential Information

MLS® #	A2200929
Price	\$798,600
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,546
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	140 Hotchkiss Common Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0N8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Double Vanity, French Door, Smart Home, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### 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 10th, 2025
-------------	------------------

Days on Market	46
Zoning	TBD
HOA Fees	195
HOA Fees Freq.	ANN

## Listing Details

Listing Office      Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.