

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

MLS® #A2206666

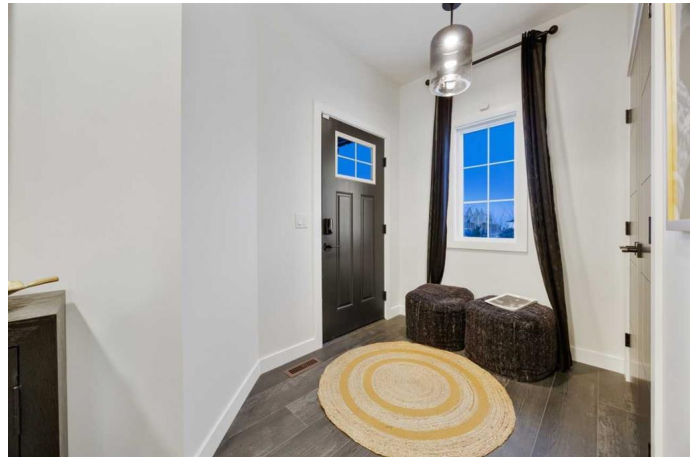
**\$848,600**

7 Bedroom, 4.00 Bathroom, 2,217 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Bennett, a stunning front-attached garage home designed for both luxury and practicality. 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. 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 | Walk-In Closet(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Built-In Oven, Electric Range, Gas Cooktop, Microwave, 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      | Wood Frame, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 77               |
| Zoning         | R-G              |
| HOA Fees       | 195              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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