$799,100 - 294 Hotchkiss Common Se, Calgary

MLS® #A2236831
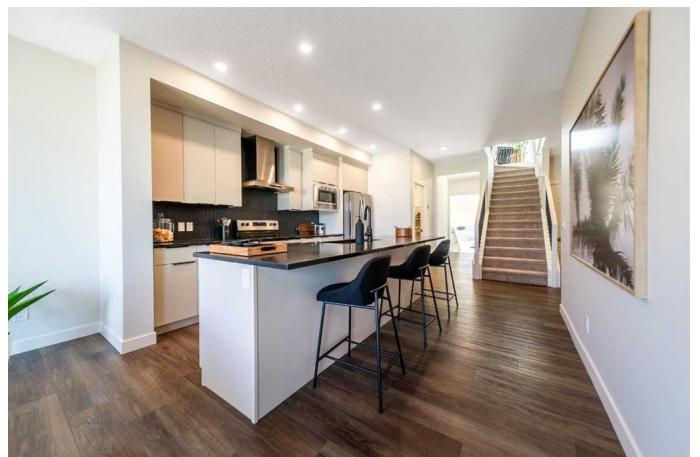
$799,100

4 Bedroom, 3.00 Bathroom, 2,398 sqft
Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Damon â€" a versatile and stylish home designed for modern living. 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 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 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 kitchen features stainless steel appliances, a chimney hood fan, and a spice kitchen with gas range, pantry shelving, and elegant French door. Enjoy the open stairwell with paint-grade railings and iron spindles, leading to a vaulted bonus room perfect for relaxing or entertaining. The main floor flex room offers endless possibilities for work or play. A cozy electric fireplace with tile surround and mantle anchors the living area, while large windows throughout the home provide abundant natural light. Upstairs, the main bath features dual sinks, and the 5-piece ensuite impresses with a soaker tub and a walk-in shower. Thoughtfully designed with

both style and function, the Damon is ready to welcome you home. . Photos are a representative. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2236831
Price	$799,100
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,398
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	294 Hotchkiss Common Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N5

Amenities

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

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Tankless Hot Water

Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.