

# \$799,650 - 152 Hotchkiss Common Se, Calgary

MLS® #A2250197

**\$799,650**

3 Bedroom, 2.00 Bathroom, 2,326 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Introducing the Legacy model, built by a trusted builder. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Enjoy the convenience of a side entrance, main floor flex room, and walk-through pantry connecting to the executive kitchen with built-in stainless steel appliances, a gas cooktop and fridge with water and ice dispenser. The great room stuns with an open-to-below design and a striking electric fireplace with tile to mantle. Upstairs, the vaulted bonus room adds space and charm. Retreat to the luxurious 5-piece ensuite with a soaker tub and walk in shower with tiled walls. With quartz countertops in all baths, extra windows throughout, paint-grade railings with iron spindles, and gas line for BBQ, the Legacy is built for modern living. Photos are representative.



Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250197    |
| Price          | \$799,650   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,326       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 152 Hotchkiss Common Se |
| Subdivision | Hotchkiss               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3S0J5                  |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Smart Home |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |

|              |                              |
|--------------|------------------------------|
| Fireplaces   | Electric, Decorative, 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    | August 25th, 2025 |
| Days on Market | 20                |
| Zoning         | R-G               |

**Listing Details**

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

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