# \$724,880 - 306 Hotchkiss Manor Se, Calgary

MLS® #A2269062

# \$724,880

4 Bedroom, 3.00 Bathroom, 2,129 sqft Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

The Birkley â€" a beautifully designed home with a walkout basement and an east-facing backyard that backs onto a peaceful field. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections. Enjoy outdoor living on the rear deck with gas line rough-in for BBQ. Inside, the open-concept kitchen shines with stainless steel appliances, quartz countertops, undermount sinks, and a separate spice kitchen with gas range. The living room features an electric fireplace with floor-to-ceiling tile and mantle. Elegant paint-grade railings with iron spindles line the staircase and upper floor. The vaulted bonus room offers a spacious retreat, while additional windows throughout the home fill it with natural light. The luxurious 5-piece ensuite showcases a huge custom tiled showerâ€"a true standout! LVP flooring throughout the main floor adds style and durability. This home blends function, luxury, and beautiful views. 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, 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 switchesâ€"all seamlessly







controlled via an Amazon Alexa touchscreen hub. Photos are representative.

## Built in 2024

# **Essential Information**

MLS® # A2269062 Price \$724,880

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,129
Acres 0.07
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 306 Hotchkiss Manor Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0J8

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Gas Range, Microwave Hood Fan,

Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Mantle, Tile

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Lighting

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed November 5th, 2025

Days on Market 1

Zoning R-G

HOA Fees 195

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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