

# \$749,450 - 306 Hotchkiss Manor Se, Calgary

MLS® #A2237096

**\$749,450**

4 Bedroom, 3.00 Bathroom, 2,129 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Introducing 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, 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. 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. Photos are  
representative.

Built in 2024

**Essential Information**

MLS® #	A2237096
Price	\$749,450
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,
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	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, Unfinished, Walk-Out

## 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	July 8th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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