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

MLS® #A2237096

## \$724,880

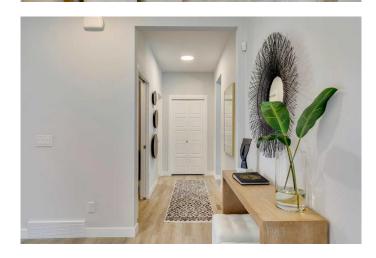
4 Bedroom, 3.00 Bathroom, 2,129 sqft Residential on 0.07 Acres

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. Photos are representative.







Built in 2024

#### **Essential Information**

MLS® # A2237096 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 Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In

Closet(s), Double Vanity, French Door, Smart Home, Soaking Tub,

Tankless Hot Water, Vaulted Ceiling(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 103
Zoning R-G
HOA Fees 195

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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