

\$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	1
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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