

# \$798,600 - 140 Hotchkiss Common Se, Calgary

MLS® #A2200929

**\$798,600**

4 Bedroom, 3.00 Bathroom, 2,546 sqft

Residential on 0.09 Acres

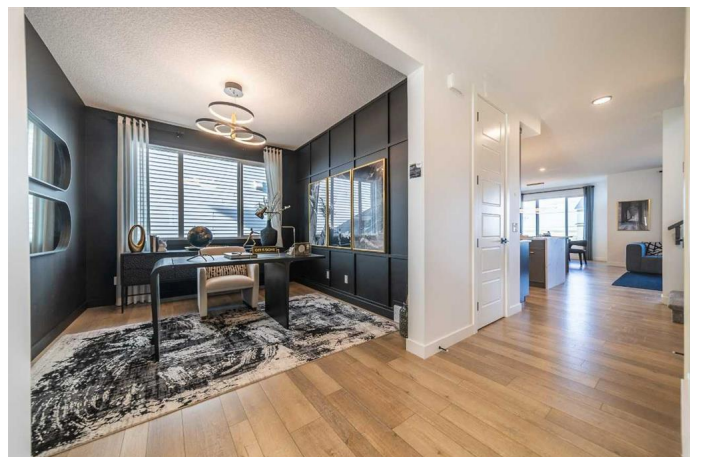
Hotchkiss, Calgary, Alberta

Introducing The Pierce 2, a beautifully designed home that offers both style and function. The peninsula kitchen is equipped with stainless steel appliances, a Silgranit sink, and a walk-in pantry. The main floor features a flex room and a full bath, while upstairs, a spacious bonus room with a vaulted ceiling provides endless possibilities. The primary bedroom boasts a walk-in closet, and the 5-piece ensuite includes dual sinks with a bank of drawers, a tiled walk-in shower and tiled flooring. Enjoy added natural light with extra windows throughout. The home also includes a side entrance, 9' basement ceilings, LVP throughout the main floor along with a stylish electric fireplace in the great room. Photos are representative.

Built in 2024

## Essential Information

MLS® #	A2200929
Price	\$798,600
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,546
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	140 Hotchkiss Common Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0N8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Double Vanity, French Door, Smart Home, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
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Days on Market	32
Zoning	TBD
HOA Fees	195
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Bode Platform Inc.

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