

# \$815,500 - 317 Hotchkiss Common Se, Calgary

MLS® #A2192382

## \$815,500

4 Bedroom, 3.00 Bathroom, 2,556 sqft  
Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

This stunning NuVista-built home offers exceptional craftsmanship and thoughtful upgrades throughout, featuring a 9' foundation on both the main and basement levels for a spacious, airy feel. The gourmet kitchen is a chef's dream, boasting upgraded appliances, sleek quartz countertops, and ample storage, seamlessly flowing into the open-concept living and dining areas. A cozy gas fireplace adds warmth and elegance to the main living space. The master retreat impresses with a generous walk-in closet and a luxurious 5-piece ensuite, while the upper floor also features a versatile bonus room, perfect for relaxation or entertainment. The walkout basement provides endless potential and opens onto a west-facing backyard, offering breathtaking views of pathways, green space, an environmental reserve, and a tranquil pond. Situated on a traditional-sized lot with an expanded garage for extra convenience, this home perfectly balances comfort, style, and functionality. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2192382
Price	\$815,500
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,556
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	317 Hotchkiss Common Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0N7

### **Amenities**

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

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s), Granite Counters
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Gas Water Heater, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	None
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Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	67
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform Inc.
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