

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

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|--|
| 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 | 52 |
| Zoning | R-G |
| HOA Fees | 205 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Bode Platform Inc.

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