



**534 Hotchkiss Manor
Calgary, Alberta**

MLS # A2288974



\$618,029

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,611 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to the Noah by Sterling Homes Calgary! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This 2025 specification home offers thoughtful design and upgraded finishes throughout. The kitchen features a chimney hood fan with built-in microwave appliance tower, pendant lighting above the island, and a walk-in pantry with French door. Relax in the 5-piece ensuite with soaker tub, tiled shower walls with fiberglass base, and tile flooring—also included in the main bath. Enjoy a 9' basement wall height, rear deck with gas line rough-in, electric fireplace with mantle, paint grade railing with iron spindles, vaulted bonus room ceiling, upper floor laundry, LVP throughout the main floor, quartz countertops with undermount sinks, and additional windows throughout. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.