



**66 Hotchkiss Gardens SE**  
**Calgary, Alberta**

**MLS # A2299387**



**\$690,349**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,097 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Built by Sterling Homes - 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. Welcome to this beautifully designed 2025 home featuring modern upgrades, spacious living, and exceptional functionality throughout. The executive kitchen is equipped with built-in stainless steel appliances, a gas cooktop, fridge with water and ice dispenser, waterfall island, pendant lighting, pots and pans drawers, and a convenient walk-through pantry with MDF shelving. The main living area is highlighted by an electric fireplace with mantle and tile surround, while the home is finished with durable LVP flooring throughout the main floor and wet areas. Upstairs, enjoy a vaulted bonus room and a luxurious 5-piece ensuite complete with a soaker tub, fiberglass base shower with tiled walls, and a bank of drawers in the vanity. Additional features include quartz countertops with undermount sinks, paint grade railing with iron spindles, triple pane windows, extra windows for added natural light, a side entrance, & basement wall height with painted floors, and a rear deck with BBQ gas line rough-in. 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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.