



**322 Hotchkiss Common SE
Calgary, Alberta**

MLS # A2303965



\$709,168

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-designed 4-bedroom, 2.5-bath home in the growing community of Hotchkiss. Built by NuVista Homes, this home features 9’ ceilings on the main floor and foundation, creating a bright and open feel. The main level showcases luxury vinyl plank flooring and a stylish kitchen with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. A natural gas fireplace with full-height tile surround adds warmth to the living space. Upstairs, the spacious primary bedroom includes a 5-piece ensuite, along with three additional bedrooms for growing families. A side entrance provides potential for future basement development, while the added garage width offers extra everyday convenience. Designed for space, comfort, and long-term value. Photos are representative.