



**GRASSROOTS**  
REALTY GROUP

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**322 Hotchkiss Common SE**  
**Calgary, Alberta**

**MLS # A2303965**



**\$699,718**

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

<b>Heating:</b>	Forced Air	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&rsquo; 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.