



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**474 Hotchkiss Manor SE  
Calgary, Alberta**

**MLS # A2325267**

**\$749,784**



<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	-

**Features:** Built-in Features, Double Vanity, French Door, 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

Welcome to 474 Hotchkiss Manor by Sterling Homes Calgary! This 4-bedroom home blends elevated finishes with family comfort. Located in Hotchkiss, the Capone offers 2,309 sq. ft. with 4 beds, 2.5 baths & 2025 specifications throughout. The executive kitchen features built-in stainless steel appliances, gas cooktop, fridge with water & ice dispenser, waterfall island, Silgranit sink & walk-in pantry with French door. Enjoy LVP throughout the main floor & laundry, quartz countertops with undermount sinks, triple pane windows & additional windows for added natural light. The 5-piece ensuite includes a fiberglass base shower with tiled walls, tile flooring & bank of drawers, also found in the main bath vanity. Highlights include a side entrance, 9' basement walls, rear deck with BBQ gasline rough-in, electric fireplace with floating shelves, paint grade railing with iron spindles, vaulted bonus room & wall detail in the primary bedroom. 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. Photos are representative.