



GRASSROOTS
REALTY GROUP

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34 Hotchkiss Gardens SE
Calgary, Alberta

MLS # A2327031



\$674,049

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 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, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

This Ava spec home is built with a side entrance, 9' basement walls, widened garage, rear deck with gas line rough-in, and additional windows throughout. Enjoy LVP throughout the main floor, quartz countertops with undermount sinks, electric fireplace with paint-grade mantle, paint-grade railing with iron spindles, and vaulted bonus room ceiling. Kitchen features stainless steel appliances, chimney hood fan, built-in microwave, pendant lighting, and walk-in pantry with a French door. The 5-piece ensuite offers a soaker tub, fiberglass base shower with tiled walls, and bank of drawers, also included in the main bath vanity. 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.