



GRASSROOTS
REALTY GROUP

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**17 Hotchkiss Circle
Calgary, Alberta**

MLS # A2342861



\$849,500

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,331 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Speakers as installed, window coverings, pictures (hangers as installed), mirrors (wall mounted or standing), air-conditioning if installed, TV wall brackets only (if installed), any alarm system equipment in the home (not including garage) will be left and services will be discontinued for future homeowner and all smart home components. All shrubs, trees, lawns and sprinklers (if installed) are purchased as part of the home.

Beautifully upgraded showhome with standout curb appeal, upgraded front door, exterior trim lights, landscaping, A/C, irrigation rough-in, and added windows. The executive kitchen features upgraded quartz, gold faucet/finishes, upgraded sink, island garbage pull-out, built-in chimney hood fan, upgraded uppers, and two-tone cabinet detail. Enjoy an electric fireplace with painted surround and tile to ceiling, upgraded lighting, 8' doors, feature walls, wallpaper, maple railing with wrought iron spindles, mudroom built-ins, side entrance, and finished basement stairs. Spa-inspired ensuite offers tiled shower with niche and bench, freestanding tub, gold finishes, quartz, and drawers. Includes rear deck, washer/dryer, and LVP upgrades. 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. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes!