



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

474 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2351072



\$740,334

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	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.