

**156 Hotchkiss Common SE
Calgary, Alberta**

MLS # A2154103



\$809,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This home offers 4 bedrooms and 2.5 bathrooms, featuring 9-foot ceilings on both the foundation and main floors. It includes a side entrance, perfect for a future potential development. The kitchen is equipped with an upgraded gas range and high-quality cabinets with extended upper cabinetry, all complemented by quartz countertops. Luxury vinyl plank flooring extends throughout the main floor, while the natural gas fireplace is elegantly finished with full tile to the ceiling. For added convenience, the upper floor boasts a laundry area with linen storage, and the garage has been enhanced with an extra 4 feet of width. Photos are representative.