

\$815,500 - 317 Hotchkiss Common Se, Calgary

MLS® #A2192382

\$815,500

4 Bedroom, 3.00 Bathroom, 2,556 sqft
Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

This stunning NuVista-built home offers exceptional craftsmanship and thoughtful upgrades throughout, featuring a 9' foundation on both the main and basement levels for a spacious, airy feel. The gourmet kitchen is a chef's dream, boasting upgraded appliances, sleek quartz countertops, and ample storage, seamlessly flowing into the open-concept living and dining areas. A cozy gas fireplace adds warmth and elegance to the main living space. The master retreat impresses with a generous walk-in closet and a luxurious 5-piece ensuite, while the upper floor also features a versatile bonus room, perfect for relaxation or entertainment. The walkout basement provides endless potential and opens onto a west-facing backyard, offering breathtaking views of pathways, green space, an environmental reserve, and a tranquil pond. Situated on a traditional-sized lot with an expanded garage for extra convenience, this home perfectly balances comfort, style, and functionality. Photos are representative.



Built in 2025

Essential Information

MLS® #	A2192382
Price	\$815,500
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,556
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	317 Hotchkiss Common Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0N7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s), Granite Counters
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Gas Water Heater, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
-------------------	------

Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Days on Market	69
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.