

35 Hotchkiss Row SE
Calgary, Alberta

MLS # A2186256



\$778,950

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This beautiful Pierce model home boasts a 9' ceiling on the main floor and an executive kitchen featuring built-in stainless steel appliances, a walk-through pantry, and a chimney hood fan. The home also offers a side entrance, quartz/granite countertops with undermount sinks throughout, and an electric fireplace with a stunning floor-to-ceiling tile face. The main floor includes a flex room, and the stairwell is adorned with paint-grade railing and iron spindles. Luxury vinyl plank (LVP) flooring is featured throughout the main floor, bathrooms, and upper floor laundry. The 5-piece ensuite is a true retreat, with dual undermount sinks, a soaker tub, and a walk-in shower with a 6-mil sliding glass barn door. Enjoy a south-facing backyard, ideal for outdoor living. With February 2024 specifications, this home combines luxury and practicality for modern living. Photos are representative