

# \$864,150 - 149 Hotchkiss Way Se, Calgary

MLS® #A2205547

**\$864,150**

4 Bedroom, 4.00 Bathroom, 2,172 sqft

Residential on 0.09 Acres

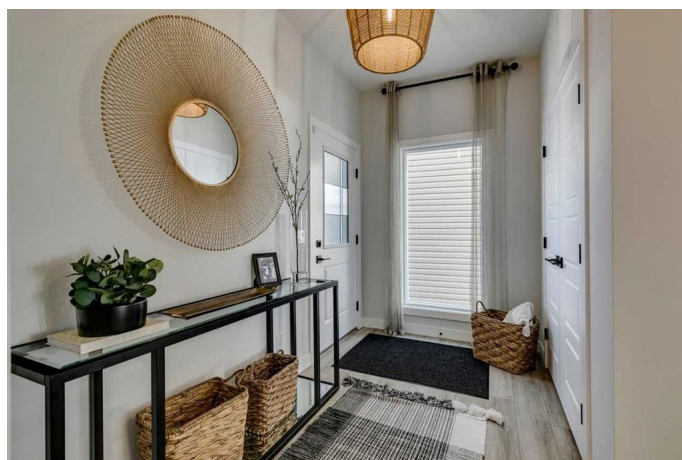
Hotchkiss, Calgary, Alberta

Welcome to the Ashton, a stunning Showhome designed for modern living! This executive home boasts an impressive kitchen featuring a peninsula layout, open shelving in the island, upgraded backsplash tile, and luxurious gold fixtures. Enjoy the convenience of a Smart Home package, energy-efficient upgrades, air conditioning, and a 10' x 7'6" wooden back deck with railing. Inside, you'll find beautifully tiled floors in the ensuite and main bathroom, plus a spacious shower with tiled walls. Additional features include a side entrance, electric fireplace with full-height tile face, and vaulted ceilings in the bonus room. The basement development includes a legal suite, while upgraded lighting, interior finishes, and landscaping complete this exceptional home. Photos are representative.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205547  |
| Price          | \$864,150 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,172     |
| Acres          | 0.09      |
| Year Built     | 2022      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 149 Hotchkiss Way Se |
| Subdivision | Hotchkiss            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S0G2               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 45               |
| Zoning         | R-G              |
| HOA Fees       | 195              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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