



306 Hotchkiss Manor Calgary Alberta

\$739,475

The Birkley - a beautifully designed home with a walkout basement and an east-facing backyard that backs onto a peaceful field. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections. Enjoy outdoor living on the rear deck with gas line rough-in for BBQ. Inside, the open-concept kitchen shines with stainless steel appliances, quartz countertops, undermount sinks, and a separate spice kitchen with gas range. The living room features an electric fireplace with floor-to-ceiling tile and mantle. Elegant paint-grade railings with iron spindles line the staircase and upper floor. The vaulted bonus room offers a spacious retreat, while additional windows throughout the home fill it with natural light. The luxurious 5-piece ensuite showcases a huge custom tiled shower--a true standout! LVP flooring throughout the main floor adds style and durability. This home blends function, luxury, and beautiful views. Photos are representative. (id:6769)

2pc Bathroom .00 Ft x .00 Ft
Kitchen 12.67 Ft x 14.08 Ft
Great room 13.00 Ft x 13.33 Ft
Dining room 9.58 Ft x 13.33 Ft
Primary Bedroom 12.42 Ft x 13.58 Ft
5pc Bathroom 10.33 Ft x 11.67 Ft

Bonus Room 16.58 Ft x 10.42 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 9.50 Ft x 10.00 Ft
Bedroom 9.42 Ft x 11.17 Ft
Bedroom 9.33 Ft x 11.42 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca