



# 534 Hotchkiss Manor Calgary Alberta

\$628,529

Welcome to the Noah by Sterling Homes Calgary! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This 2025 specification home offers thoughtful design and upgraded finishes throughout. The kitchen features a chimney hood fan with built-in microwave appliance tower, pendant lighting above the island, and a walk-in pantry with French door. Relax in the 5-piece ensuite with soaker tub, tiled shower walls with fiberglass base, and tile flooring--also included in the main bath. Enjoy a 9' basement wall height, rear deck with gas line rough-in, electric fireplace with mantle, paint grade railing with iron spindles, vaulted bonus room ceiling, upper floor laundry, LVP throughout the main floor, quartz countertops with undermount sinks, and additional windows throughout. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches--all seamlessly controlled via an Amazon Alexa touchscreen hub. (id:6769)

Dining room 9.00 Ft x 10.67 Ft  
 Great room 12.00 Ft x 14.17 Ft  
 Kitchen 9.50 Ft x 13.00 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 12.50 Ft x 11.83 Ft

5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 9.50 Ft x 10.42 Ft  
 Bedroom 12.17 Ft x 10.33 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 11.17 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://bode.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca