

# \$809,025 - 149 Hotchkiss Way Se, Calgary

MLS® #A2243380

**\$809,025**

4 Bedroom, 4.00 Bathroom, 2,172 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Ashton, a showhome designed for modern living! Built by Sterling Homes Calgary, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. 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.

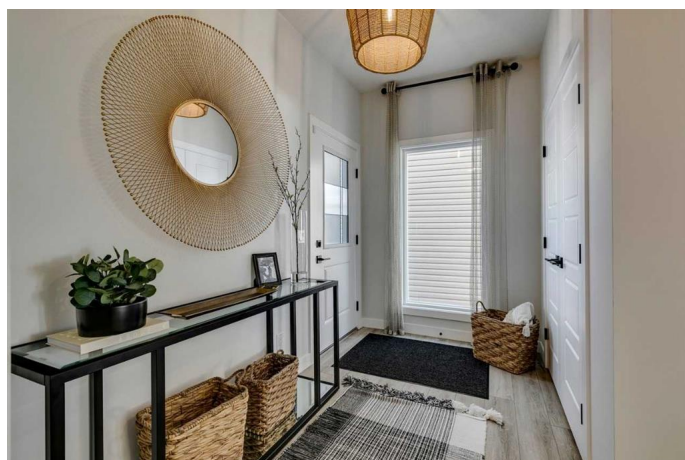
Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243380    |
| Price          | \$809,025   |
| 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, Refrigerator, Washer                                        |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Decorative, Electric                                                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 23              |
| Zoning         | R-G             |
| HOA Fees       | 195             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office                      Bode Platform Inc.

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