

149 Hotchkiss Way SE  
Calgary, Alberta

MLS # A2243380



**\$824,775**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Hotchkiss              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,172 sq.ft.           | Age:   | 2022 (3 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.09 Acre              |        |                  |
| Lot Feat: | Back Lane, Back Yard   |        |                  |

|             |                                                                                                                              |            |     |
|-------------|------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                      | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                            | Sewer:     | -   |
| Roof:       | Asphalt                                                                                                                      | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                               | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                              | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |            |     |

Inclusions: n/a

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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub.