

144 Hotchkiss Common SE
Calgary, Alberta

MLS # A2286016



\$765,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Sutton by NuVista Homes, located at 144 Hotchkiss Common SE in the growing community of Hotchkiss. This well-appointed 2,554 sq ft home offers 4 bedrooms and 2.5 bathrooms with thoughtful upgrades throughout. The main floor features 9' ceiling heights, luxury vinyl plank flooring, a flex room, and a bright open-concept great room with a natural gas fireplace finished with tile to the ceiling. The kitchen includes quality cabinetry with taller upper cabinets, quartz countertops, a walk-through pantry, and excellent flow for everyday living and entertaining. Upstairs, the spacious primary bedroom features a five-piece ensuite and walk-in closet, complemented by three additional bedrooms, a full bathroom, a central bonus room, and a laundry room with built-in shelving. A side entrance, 9' foundation, two extra feet of garage width, and basement rough-ins provide excellent future development potential. Photos are representative.