

21 Hotchkiss Circle SE Calgary, Alberta

MLS # A2342928



\$849,500

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

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

Inclusions: Speakers as installed, appliances, window coverings, pictures (hangers as installed), mirrors (wall mounted or standing), air-conditioning if installed, TV wall brackets only (if installed), any alarm system equipment in the home (not including garage) will be left and services will be discontinued for future homeowner and all smart home components

Welcome to the Denali 6 showhome at 21 Hotchkiss Circle, proudly built by Sterling Homes Calgary. Beautifully upgraded showhome with room for the whole family, plus a 2-bedroom legal basement suite with separate side entry, full bath, wall detail, and washer/dryer. Main floor offers a bedroom and full bath with a tiled shower and glass barn door — perfect for guests or family. Kitchen features a spice kitchen, 30" stainless steel chimney hood fan, microwave appliance tower, two-tone cabinets, black faucet, island pendants, and upgraded quartz island. Enjoy a vaulted bonus room, electric fireplace with mantel and tile to ceiling, upgraded lighting, feature walls, added windows, A/C, landscaping, irrigation rough-in, exterior trim lights, rear deck, and washer/dryer. 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.