



## 390 Hotchkiss Manor SE, Calgary, Alberta - \$724,850



Main Photo


### Property Description

Welcome to The Birkley — a beautifully designed home with thoughtful upgrades throughout. 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. Enjoy a walkout basement and a full-width rear deck, perfect for relaxing or entertaining. The executive kitchen features built-in stainless steel appliances and a walk-through pantry with French doors. The great room offers a cozy electric fireplace with a mantle and tile surround. A vaulted ceiling enhances the spacious bonus room. Unwind in the luxurious 5-piece ensuite with a soaker tub and walk-in shower. Tile flooring in the upper bathrooms adds a modern touch, while many windows fill the home with natural light. 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 that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full array 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. Photos are representative.

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