

**149 Hotchkiss Way SE**  
**Calgary, Alberta**

**MLS # A2189713**



**\$924,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 stunning Showhome designed for modern living! This executive home boasts an impressive kitchen featuring a peninsula layout, open shelving in the island, upgraded backsplash tile, and luxurious gold fixtures. Enjoy the convenience of a Smart Home package, energy-efficient upgrades, air conditioning, and a 10' x 7'6" wooden back deck with railing. Inside, you'll find beautifully tiled floors in the ensuite and main bathroom, plus a spacious shower with tiled walls. Additional features include a side entrance, electric fireplace with full-height tile face, and vaulted ceilings in the bonus room. The basement development includes a legal suite, while upgraded lighting, interior finishes, and landscaping complete this exceptional home. Photos are representative.