

# \$774,850 - 290 Hotchkiss Common Se, Calgary

MLS® #A2263858

**\$774,850**

4 Bedroom, 3.00 Bathroom, 2,464 sqft

Residential on 0.10 Acres

Hotchkiss, Calgary, Alberta

Experience elevated living in The Pierce, a beautifully upgraded home on a desirable corner lot. 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. Enjoy a side entrance, main floor flex room, and an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island edge, and pendant lighting. A walk-through pantry with French doors adds convenience. The great room features an electric fireplace with mantle and tile below, and a vaulted ceiling enhances the bonus room upstairs. Retreat to the 5-piece ensuite with walk-in shower and soaker tub, while the main bath includes dual sinks. With LVP throughout the main floor, tile in upper floor bathrooms, and abundant natural light, every detail is designed for comfort and style. 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 home 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263858    |
| Price          | \$774,850   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,464       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 290 Hotchkiss Common Se |
| Subdivision | Hotchkiss               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3S 0N5                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |

|                 |                      |
|-----------------|----------------------|
| Cooling         | None                 |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Decorative, Electric |
| Has Basement    | Yes                  |
| Basement        | Full, Unfinished     |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard, Corner Lot           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 25                 |
| Zoning         | R-G                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.