


# BIRKLEY A

Address

**306 Hotchkiss Manor**

Job#

**310023**

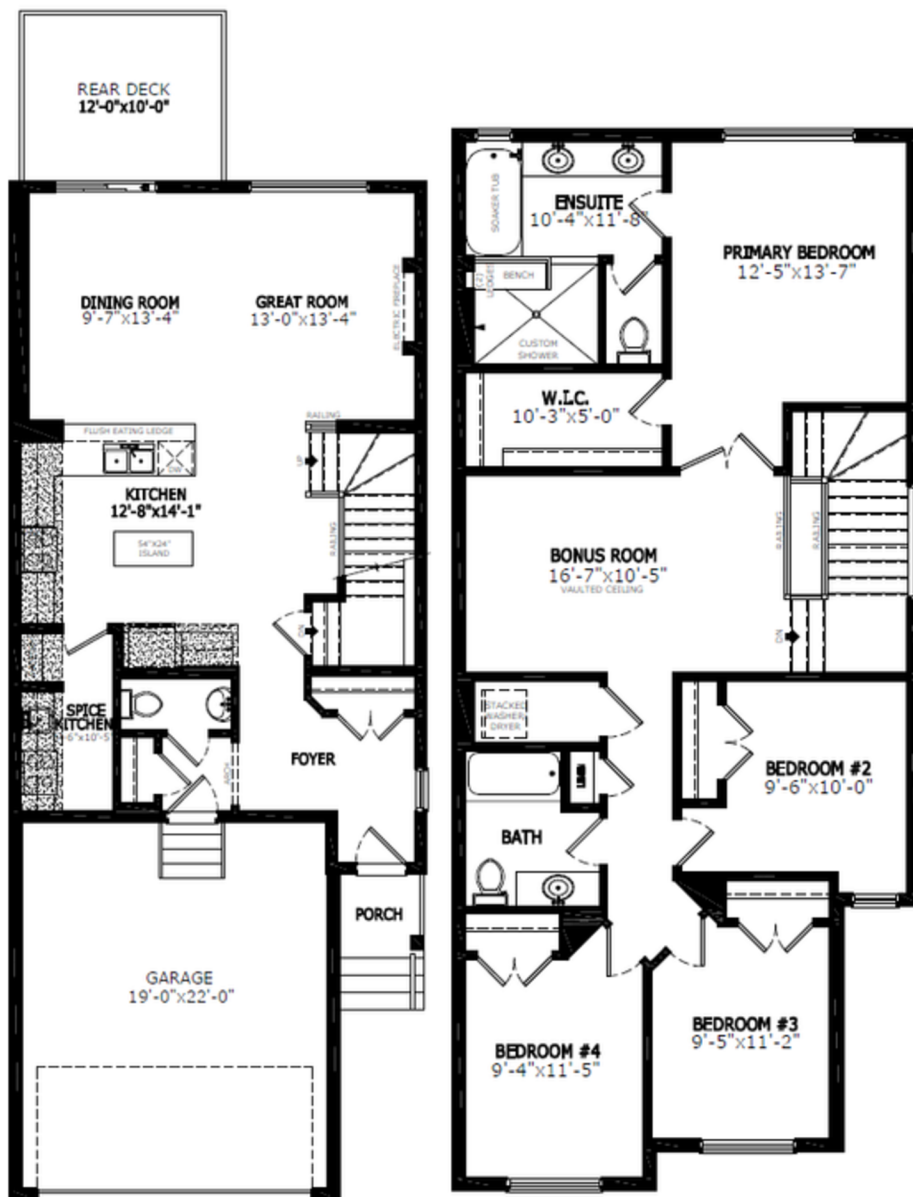
 Total Sq. Ft. - 2058

 Bedrooms - 4

 Bathrooms - 2.5

 Garage - 2

## Floorplan



Main Level: 905 sq. ft.

Upper Level: 1153 sq. ft.



Sophia Campbell  
Area Manager



Chris Hagel  
Area Manager



Travis Smith  
Area Associate



Elevation



Lot Location

## Contact:

P: (403)452-3164

E: [hotchkiss@sterlingcalgary.com](mailto:hotchkiss@sterlingcalgary.com)

## Features



What others see as optional, we make essential. Every Sterling Home is built to a higher standard with our Smart Energy package, combining energy-efficient and Smart Home features. Enjoy comfort, convenience, and savings while reducing your environmental impact. Each home is BUILT GREEN® certified with an EnerGuide rating for sustainability and efficiency.

### Kitchen

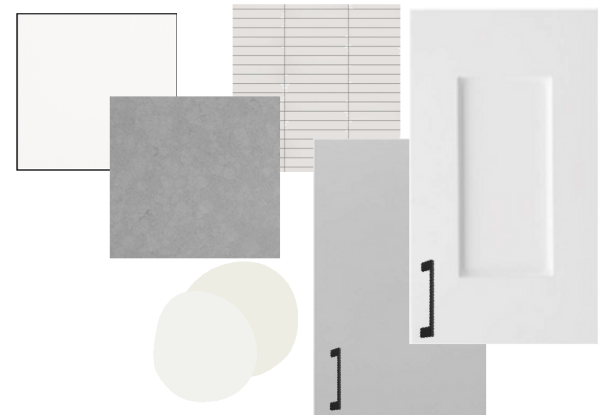
- Spice kitchen with stainless steel appliances
- Quartz countertops with undermount kitchen sink
- Walk-in pantry
- Kitchen peninsula option
- French pantry door
- Range gas line to spice kitchen

### Bathrooms

- 5-piece ensuite with soaker tub
- Quartz countertops with undermount sinks in ensuite and main bathroom
- Tile flooring in ensuite and main bathroom
- Custom oversized tiled ensuite shower

### Rest of Home

- Paint grade railing with iron spindles
- Vaulted bonus room
- Mudroom
- Extra windows through home
- Modern electric fireplace with tile wall and mantel



Kitchen



### Convenience

- 2024 Specifications
- 9' basement ceiling
- 12 x 10' Walkout deck

## Home Interiors