

BIRKLEY 2

Address
326 Hotchkiss Common

Job#
310050

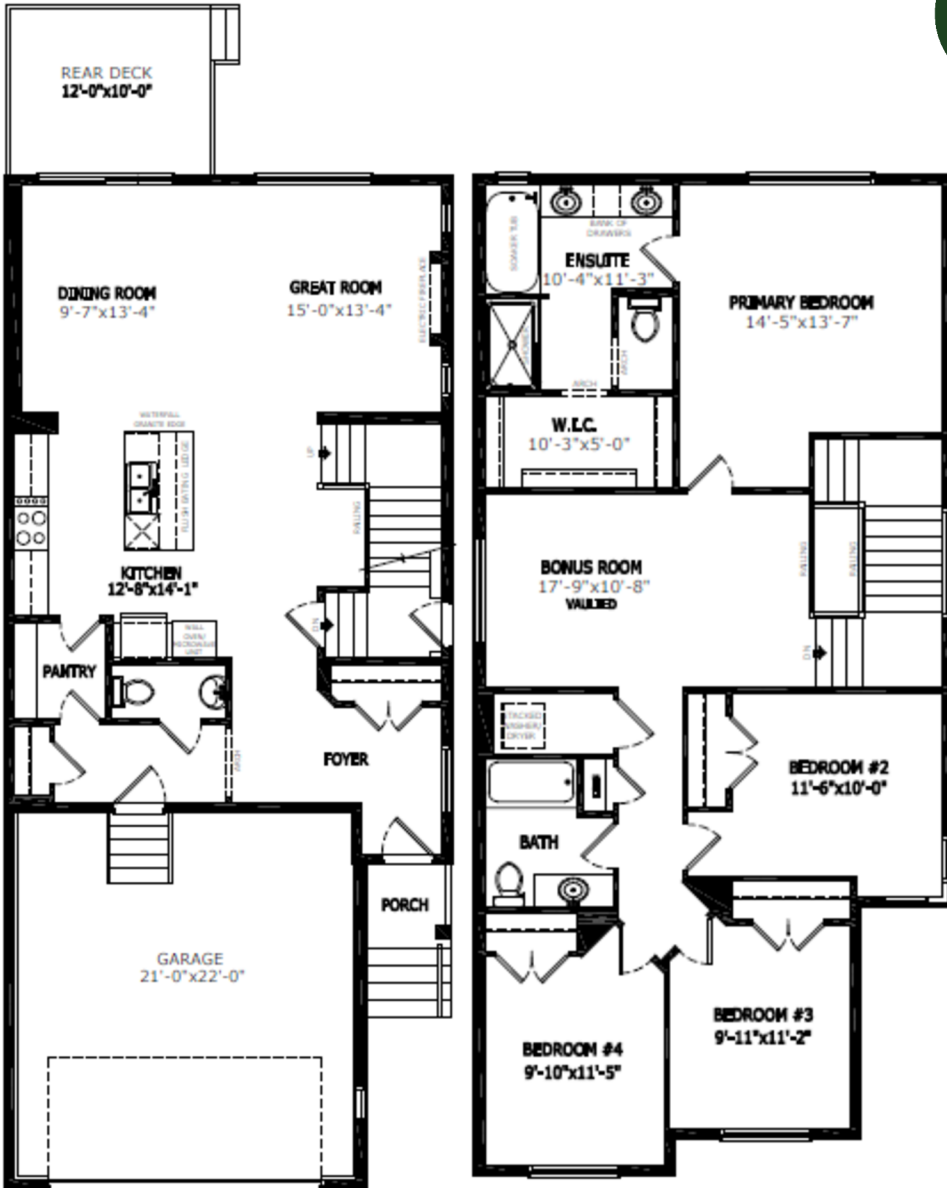
Total Sq. Ft. - 2317

Bedrooms - 4

Bathrooms - 2.5

Garage - 2 Car

Floorplan

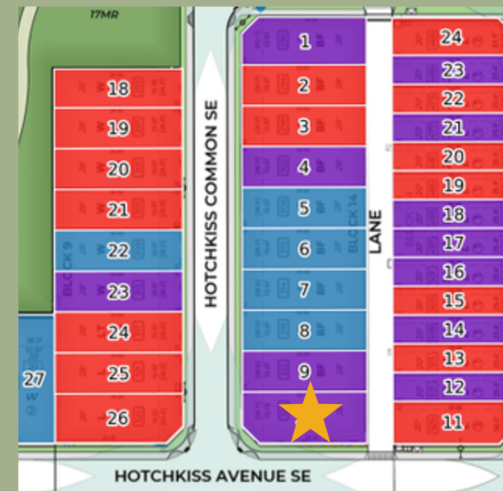


Main Level: 979 sq. ft.

Upper Level: 1338 sq. ft.



Elevation



Lot Location



Sophiah Campbell
Area Manager



Amanda Loh
Area Manager



Emily Spence
Host

Contact:

P: 403-452-3164

E: hotchkiss@sterlingcalgary.com


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Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

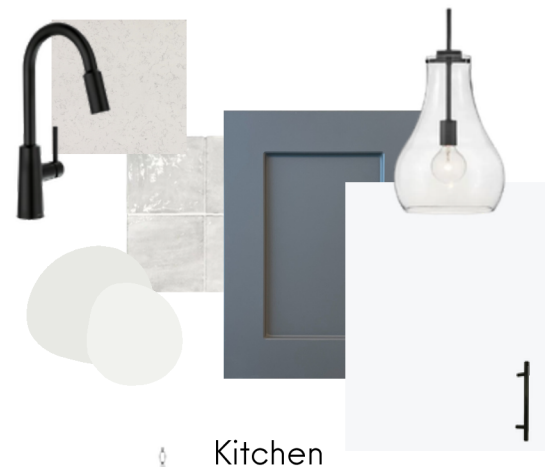
- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtu:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

Home Highlights

- 2025 Specifications
- Corner lot
- 9' basement wall height
- Side entrance
- Rear deck with gas line rough-in
- Electric fireplace with mantle and tile below
- Paint grade railing with iron spindles
- Vaulted ceiling in bonus room
- Upper floor laundry
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows throughout

Kitchen Elements

- Executive Kitchen with stainless steel appliances and gas cooktop
- Walk-through pantry with french doors
- Pendant lighting above island



Kitchen

Bathroom Elements

- 5-piece ensuite with soaker tub and bank of drawers
- Ensuite shower with tiled walls and fiberglass base
- Tile floors in ensuite and main bath



Home Interiors