

# AVA

Address  
**454 Hotchkiss Manor**

Job#  
**310053**

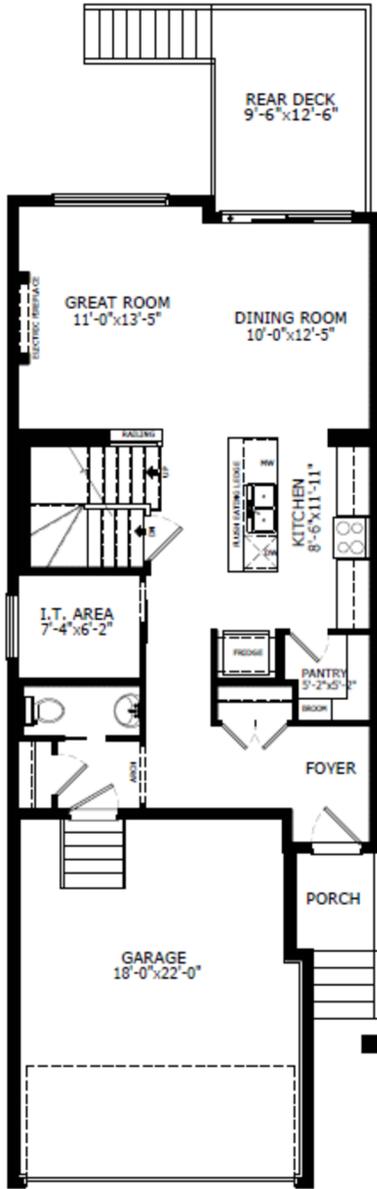
Total Sq. Ft. - 2003

Bedrooms - 3

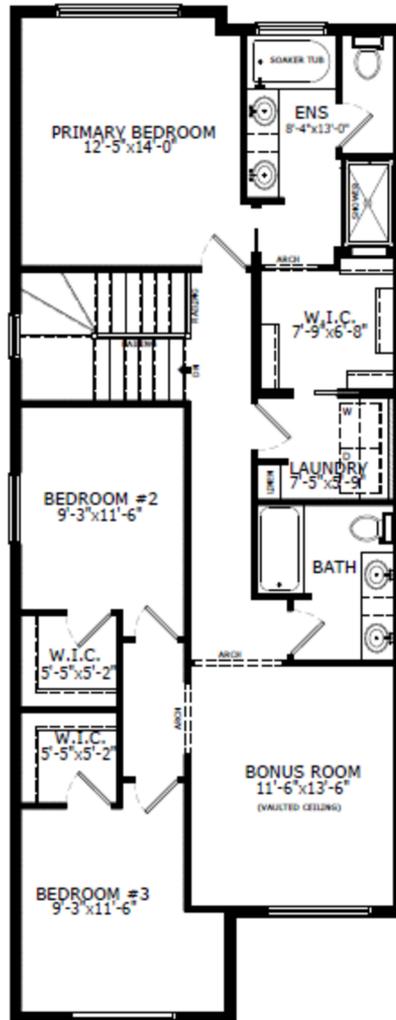
Bathrooms - 2.5

Garage - 2 Car

## Floorplan



Main Level: 816 sq. ft.



Upper Level: 1187 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

# 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
- 9' basement wall height
- Side entrance
- Rear deck with gas line rough-in
- Main floor I.T area with barn door
- Electric fireplace with mantle
- 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

- Chimney hood fan with microwave built into island
- Gas line for future gas range
- Walk-in pantry and broom
- Pendant lighting above island



Kitchen

## Bathroom Elements

- 5-piece ensuite with soaker tub
- Ensuite shower with tiled walls, niche and fiberglass base
- Bank of drawers in ensuite and main bath
- Pocket door to ensuite
- Dual sinks in main bath



## Home Interiors