

NOAH

Address
534 Hotchkiss Manor

Job#
310060

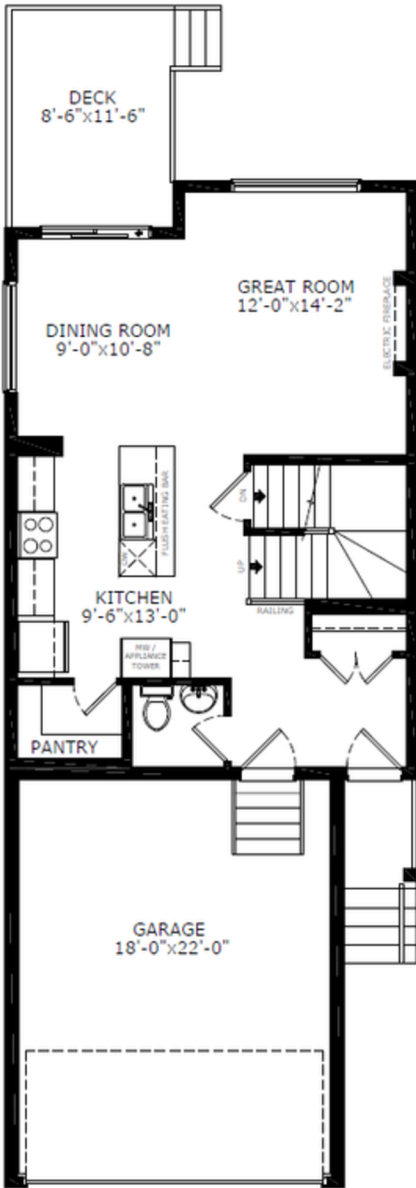
 Total Sq. Ft. - 1612

 Bedrooms - 3

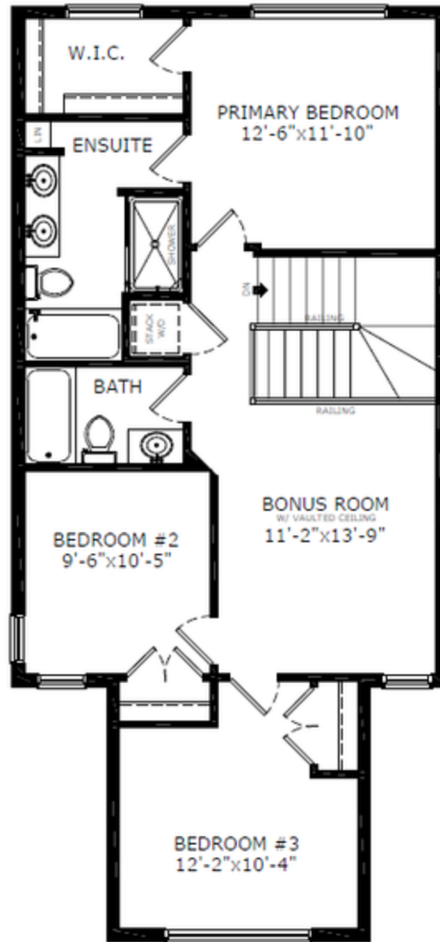
 Bathrooms - 2.5

 Garage - 2 Car

Floorplan



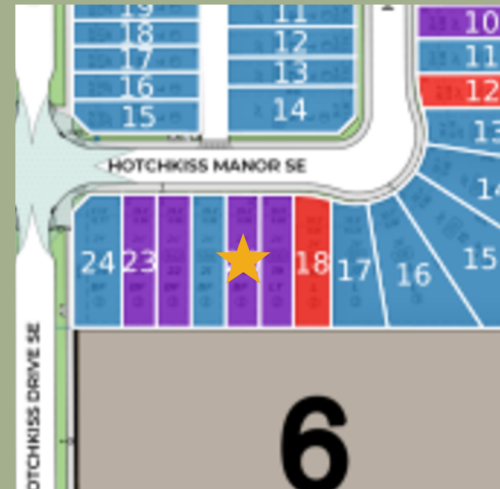
Main Level: 682 sq. ft.



Upper Level: 930 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 Virtuo:** 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
- Rear deck with gas line rough-in
- 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 built in microwave appliance tower
- Walk-in pantry with french door
- Pendant lighting above island



Kitchen

Bathroom Elements

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



Home Interiors