

LEGACY

Address
39 Hotchkiss Avenue

Job#
310070

Total Sq. Ft. - 2384

Bedrooms - 4

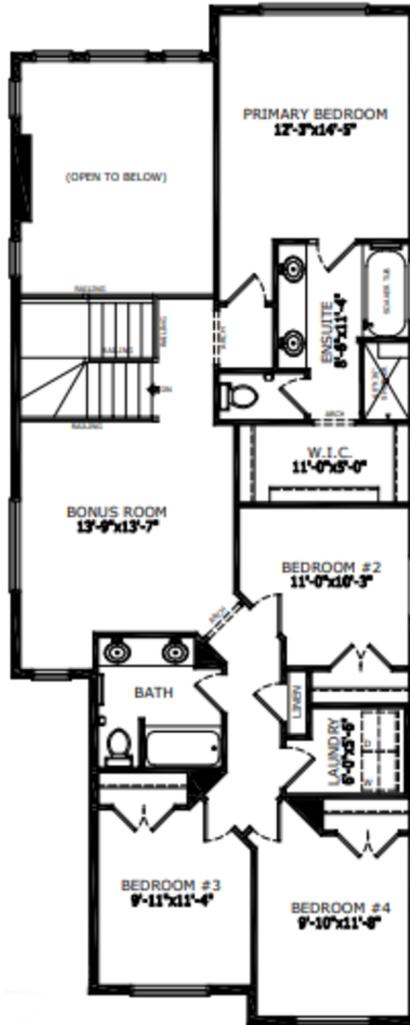
Bathrooms - 2.5

Garage - 2 Car

Floorplan



Main Level: 1110 sq. ft.



Upper Level: 1274 sq. ft.



Elevation



Lot Location



Sophiah Campbell
Area Manager



Chris Hagel
Area Manager



Travis Smith
Area Associate

Contact:

P: 403-460-4395

E: sora@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
- Side entrance
- 9' basement wall height
- Rear deck with BBQ gasline rough-in
- Main floor flex room
- Open to above in great room
- Mudroom built-in bench and coat hooks
- Paint grade railing with iron spindles
- LVP throughout main floor, main bath and laundry
- Quartz countertops with undermount sinks
- Triple pane windows
- Additional windows

Kitchen Elements

- Executive kitchen with built-in stainless steel appliances
- Gas cooktop
- Fridge with water and ice dispenser
- Waterfall island
- Pendant lighting
- Pots and pans drawers
- Waste bin pullout
- Silgranit sink
- Walk-through pantry

Bathroom Elements

- 5-piece ensuite with tiled shower
- Tile flooring in ensuite
- Bank of drawers in ensuite and main bath vanity



Kitchen



Home Interiors