



GRASSROOTS
REALTY GROUP

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215 Sora Terrace SE
Calgary, Alberta

MLS # A2292656



\$764,400

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,398 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Stunning 2025 home on a corner lot backing onto greenspace. Features a separate basement entrance, 9' basement ceiling, rear 11'6" x 10'6" deck with BBQ gas line rough-in, additional windows, electric fireplace with mantle and tile below, paint grade railing with iron spindles, vaulted bonus room, quartz countertops with undermount sinks, plus a main floor bedroom and full bath. The executive kitchen offers built-in stainless steel appliances, gas cooktop, waterfall island, pendant lighting and walk-in pantry. Upstairs includes a 5-piece ensuite with tiled walk-in shower, bank of drawers, tile flooring in all baths, and dual sinks in the main bath. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, all seamlessly controlled via an Amazon Alexa touchscreen hub. Some photos representative.