



**210 Sora Way SE  
Calgary, Alberta**

**MLS # A2310628**



**\$739,058**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The executive kitchen features built-in stainless steel appliances, gas cooktop, built-in cabinet hood fan, pendant lighting above the island, waste bin pull-out, and pantry with MDF shelving. The main living area is highlighted by a striking fireplace with floor-to-ceiling tile and mantle, while additional windows throughout the home fill the space with natural light. Upstairs, enjoy a vaulted bonus room with feature wall detail and a luxurious ensuite complete with a standalone tub, beautifully tiled shower with two glass walls, barn door entry, and a bank of drawers. Tile flooring is featured in all bathrooms for a polished finish. Additional highlights include a side entrance, painted basement floor, 2-bedroom basement rough-in, paint grade railing with iron spindles, and an 11' x 8' rear deck with BBQ gas line—perfect for entertaining and future development opportunities. 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, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.