



**215 Sora Terrace SE
Calgary, Alberta**

MLS # A2318896



\$749,700

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 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, No Animal Home, No Smoking Home, 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 stunning 2025 home showcases designer-curated interior selections, energy-efficient construction, smart home technology, and moving concierge services, all thoughtfully designed to create a home that feels uniquely yours. Situated on a premium corner lot backing onto greenspace, this home offers a separate basement entrance, 9' basement ceilings, an 11'6" x 10'6" rear deck with BBQ gas line rough-in, additional windows for enhanced natural light, an electric fireplace with mantle and tile surround, paint-grade railings with iron spindles, and a vaulted bonus room. The versatile main floor also features a bedroom and full bathroom, ideal for guests or multi-generational living. The executive kitchen is the centerpiece of the home, featuring quartz countertops with undermount sinks, a waterfall island, pendant lighting, a walk-in pantry, and an executive kitchen appliance package with built-in stainless steel appliances and a gas cooktop. Buyers also have the opportunity to upgrade the appliance package to suit their preferences. Upstairs, the spacious primary retreat includes a luxurious 5-piece ensuite with a tiled walk-in shower, dual sinks, tile flooring, and a bank of drawers. Additional bathrooms also feature tile flooring, while the main bath includes dual sinks for added convenience. Built Green certified, this energy-efficient home is equipped with triple-pane windows, a high-efficiency furnace, blower door testing, a solar chase for future solar installation, and an electric vehicle charger rough-in. A full suite of smart home features, including a programmable thermostat controlled through an Amazon Alexa touchscreen hub, completes this future-focused home.