



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

210 Sora Way SE
Calgary, Alberta

MLS # A2340637



\$714,909

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

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:	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)		
Inclusions:	n/a		

Welcome to the Bennett by Sterling Homes Calgary this stunning 2025 home situated on a desirable west-facing, east-backing lot, thoughtfully designed with upscale finishes and future income potential. Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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. Select photos representative.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Bode Platform Inc.. Information is believed to be reliable but not guaranteed.