



GRASSROOTS
REALTY GROUP

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218 Sora Way SE
Calgary, Alberta

MLS # A2348194



\$731,722

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

This Damon model home was designed for flexible family living with side entrance, 9' basement ceilings, lengthened garage, added windows, and LVP throughout the main. A main floor bedroom and full bath are perfect for guests, grandparents, or a quiet office, while the 2nd floor study offers a dedicated homework or work-from-home space. Enjoy morning coffee on the balcony with glass railing or BBQ evenings on the rear deck. The kitchen features stainless steel appliances, cabinet chimney hood fan, built-in microwave, pendant lighting, quartz counters, and walk-in pantry. Cozy up by the electric fireplace with paint-grade mantel. The 5-piece ensuite offers a soaker tub, tiled shower with niche and glass barn door, tile flooring, and vanity drawers. 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. Photos are representative.