

**176 Sora Terrace SE
Calgary, Alberta**

MLS # A2282320

\$748,650



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, French Door, High Ceilings, 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. Featuring an open-to-above great room, vaulted bonus room, and additional windows, this home is filled with natural light and elegance. The executive kitchen offers built-in stainless steel appliances, gas cooktop, fridge with water and ice, and a spice kitchen with gas range, pantry shelving, and french door. Enjoy an electric fireplace with mantel, paint-grade railing with iron spindles, and tile flooring in all bathrooms. The primary bedroom includes a 5-piece ensuite with dual sinks, soaker tub, tiled walk-in shower, and a bank of drawers. Built to 2025 specifications, this home also features a side entrance, main floor bedroom and full bath, and a rear 11'6" x 11'0" deck with BBQ gas line rough-in. 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 that may be eligible for up to 25% mortgage insurance savings, 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.