\$747,250 - 199 Sora Terrace Se, Calgary

MLS® #A2254416

\$747,250

3 Bedroom, 3.00 Bathroom, 2,250 sqft Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Allure 3 â€" where modern design meets everyday comfort. 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. This beautiful home backing onto a green space features an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island, pendant lighting, and a walk-through pantry. The great room offers a cozy electric fireplace and access to the rear deck. Upstairs, enjoy a vaulted-ceiling bonus room and a luxurious 5-piece ensuite with walk-in shower and soaker tub. Designed with convenience in mind, it also includes a side entrance, 9' basement ceilings, and plenty of windows for natural light throughout. 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 can 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 package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€"all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.







Essential Information

MLS® # A2254416 Price \$747,250

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,250
Acres 0.09
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 199 Sora Terrace Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0M1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate

Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces

Fireplaces Decorative, Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting
Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2025

Days on Market 60

Zoning R-G

Listing Details

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.