



GRASSROOTS
REALTY GROUP

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211 Sora Terrace SE
Calgary, Alberta

MLS # A2237680



\$795,975

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Denali 4, where style meets functionality in this stunning family home. 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. 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 offer up to 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 switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. This home features an executive kitchen with built-in stainless steel appliances, gas cooktop, quartz countertops and a walk-in pantry with a french door. Enjoy the convenience of a main floor bedroom and full bathroom, 9' basement ceilings, developed stairs to basement, and a private side entrance. Relax in the spa-like 5-piece ensuite with soaker tub and walk-in shower with tiled walls. Thoughtful upgrades include extra windows, an electric fireplace and a vaulted ceiling in the bonus room. This home also backs onto green space with a vinyl rear deck! Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. Photos are representative.