



GRASSROOTS
REALTY GROUP

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172 Sora Terrace SE
Calgary, Alberta

MLS # A2249914



\$759,150

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 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:	Stone, Vinyl Siding, 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, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Step into the Ashton & a beautifully designed home with elevated finishes throughout. Built by a trusted builder, 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, 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. The executive kitchen features built-in stainless steel appliances, gas cooktop, fridge with water and ice dispenser and a walk-through pantry behind elegant French doors. Enjoy the warmth of an electric fireplace with a mantle in the great room and the convenience of a main floor I.T. room. Upstairs, a vaulted bonus room and upper laundry offer functional living. The 5-piece ensuite impresses with dual sinks, a soaker tub, and walk-in shower with tiled walls. The main bath also includes dual sinks and tile flooring. Added perks include a side entrance, 9' basement walls, LVP flooring on the main, a rear 10' x 12' deck with BBQ gasline RI, and extra windows throughout for plenty of natural light. Photos are representative.