



**GRASSROOTS**  
REALTY GROUP

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401 Sora Way SE  
Calgary, Alberta

MLS # A2252361



**\$863,892**

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 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:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Discover The Legacy &ndash; a stunning walkout home designed for luxurious everyday living. 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, that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. This home features a main floor bedroom and full bathroom, perfect for guests or added flexibility. The executive kitchen is a chef&rsquo;s dream with built-in stainless steel appliances, gas cooktop, chimney hoodfan, and a walk-through pantry with elegant French doors. The great room impresses with an electric fireplace framed by floor-to-ceiling tile, a stylish mantle, and soaring open-to-above ceilings. Oversized windows throughout flood the space with natural light. Upstairs, the spa-inspired 5-piece ensuite includes a walk-in shower, soaker tub, and tile flooring, while the main bath offers dual sinks and tiled floors for added convenience and style. Photos are representative.