



**GRASSROOTS**  
REALTY GROUP

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**393 Sora Way SE**  
**Calgary, Alberta**

**MLS # A2254338**



**\$874,850**

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	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, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Ruby &ndash; a beautifully designed home combining elegance and functionality. 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. Situated on a walkout lot, this home features a main floor bedroom and full bathroom for added flexibility. The executive kitchen offers built-in stainless steel appliances, gas cooktop, pendant lighting, waterfall island, and a walk-in pantry with French door. The great room includes a striking electric fireplace with tile detail and mantle, leading to a rear vinyl deck. Upstairs, enjoy a vaulted bonus room with feature wall, dual sinks in the main bath, and tile flooring in all bathrooms. The 5-piece ensuite boasts a walk-in shower, soaker tub, and banks of drawers. Large windows throughout fill the home with natural light. 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub Photos are representative.