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393 Sora Way SE Calgary, Alberta

MLS # A2254338



\$856,475

Division:	Hotchkiss						
Туре:	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						

Floors:Carpet, Ceramic Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Stone, Vinyl Siding, Wood FrameZoning:R-GFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-G	Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-G	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
	Foundation:	Poured Concrete	Utilities:	-

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 – 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'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 Photos are representative.