



GRASSROOTS
REALTY GROUP

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188 Sora Terrace SE
Calgary, Alberta

MLS # A2255250



\$824,700

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	4
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:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, 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 6 — where style meets 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. The fully developed basement of this home features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and convenient side entrance — extended family living. This spacious home offers an executive kitchen with built-in stainless steel appliances, gas cooktop, and a walk-in pantry. The great room is anchored by an elegant electric fireplace with tile surround and mantle. A main floor bedroom and full bathroom offer added flexibility. Upstairs, enjoy a vaulted bonus room and a luxurious 5-piece ensuite with walk-in shower, soaker tub, and tile flooring. Many windows throughout ensure bright, open living spaces. 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 array 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. Photos are representative.