



GRASSROOTS
REALTY GROUP

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211 Sora Terrace SE
Calgary, Alberta

MLS # A2264592



\$784,425

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 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	LLD:	-
Exterior:	Cement Fiber Board, Stone, 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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This is a Mere Posting as defined by CREA. Sterling Homes is self-represented. Bode cannot confirm showings. Please direct questions to appointment contact. Showing requests may be submitted through ShowingTime or the Bode website at www.bodecanada.com/listings/11218172. Buyer's brokerage to hold trust deposits and convey .Invoice(s)to Sterling Homes. Welcome to the Pierce 2 – A Perfect Blend of Style 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. 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’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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary! This home features an executive kitchen with built-in stainless steel appliances, gas cooktop, quartz countertops and a walk-in pantry with a french door. Enjoy the convenience of a main floor bedroom and full bathroom, 9' basement ceilings, developed stairs to basement, and a private side entrance. Relax in the spa-like 5-piece ensuite with soaker tub and walk-in shower with tiled walls. Thoughtful upgrades include extra windows, an electric fireplace and a vaulted ceiling in the bonus room. This home also backs onto green space with a vinyl rear deck!

Photos are representative.