



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**72 Sora Terrace SE**  
**Calgary, Alberta**

**MLS # A2210581**



**\$759,250**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,172 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

Introducing the Ashton, a stunning home designed for modern living. The spacious kitchen features stainless steel appliances, a spice kitchen with a gas range, and a peninsula layout with 2-tone cabinets, quartz countertops, and a tile backsplash. Enjoy the convenience of a side entrance, 9' basement, and a rear deck (9'6" x 12') with a BBQ gas line. The mudroom includes a handy locker system, and all bedrooms boast walk-in closets. The master ensuite offers a 5-piece design with dual sinks and a bank of drawers. The bonus room impresses with vaulted ceilings, while an electric fireplace with floor-to-ceiling tile creates a cozy focal point in the great room. The main floor also features an I.T. area, additional windows, and stylish paint-grade railings with iron spindles. This home has it all! Photos are representative.