

# \$799,650 - 211 Sora Terrace Se, Calgary

MLS® #A2237680

**\$799,650**

4 Bedroom, 3.00 Bathroom, 2,546 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Denali 4, where style meets functionality in this stunning family home. 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 can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™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 switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. 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! Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes



Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. Photos are representative.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237680    |
| Price          | \$799,650   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,546       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 211 Sora Terrace Se |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S0L9              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,                                                                                                            |

|                 |                                     |
|-----------------|-------------------------------------|
|                 | Refrigerator, Tankless Water Heater |
| Heating         | Forced Air, Natural Gas             |
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Decorative, Electric                |
| Has Basement    | Yes                                 |
| Basement        | Full, Unfinished                    |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting                              |
| Lot Description   | Back Yard                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 37             |
| Zoning         | R-G            |
| HOA Fees       | 180            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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