

\$747,250 - 199 Sora Terrace Se, Calgary

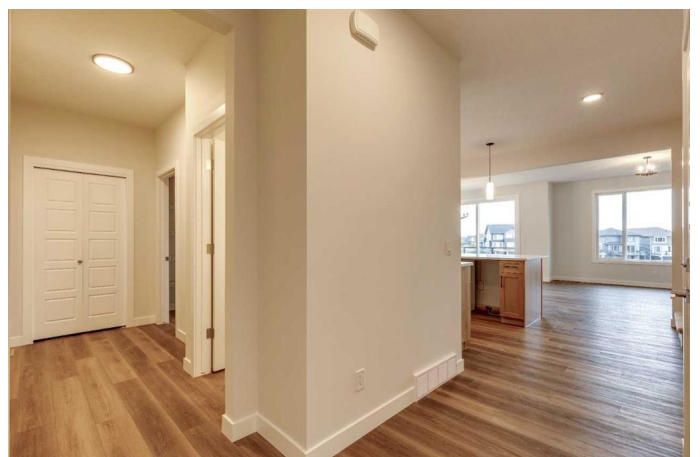
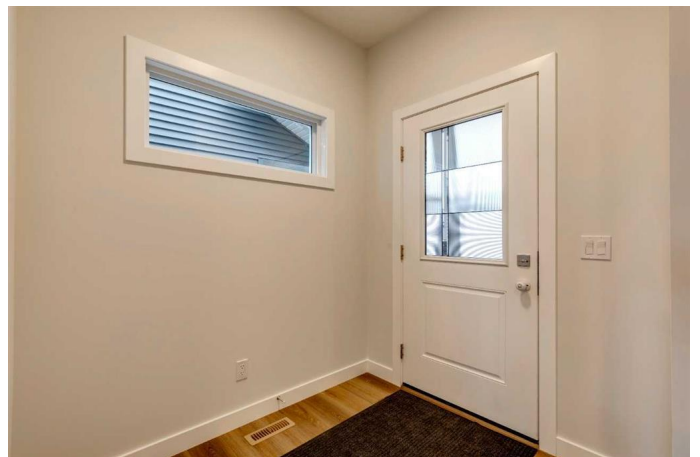
MLS® #A2254416

\$747,250

3 Bedroom, 3.00 Bathroom, 2,250 sqft
Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Allure 3 “ where modern design meets everyday comfort. 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. This beautiful home backing onto a green space features an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island, pendant lighting, and a walk-through pantry. The great room offers a cozy electric fireplace and access to the rear deck. Upstairs, enjoy a vaulted-ceiling bonus room and a luxurious 5-piece ensuite with walk-in shower and soaker tub. Designed with convenience in mind, it also includes a side entrance, 9' basement ceilings, and plenty of windows for natural light throughout. 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™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.



Built in 2024

Essential Information

MLS® #	A2254416
Price	\$747,250
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,250
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	199 Sora Terrace Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, 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	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.