

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

MLS® #A2254416

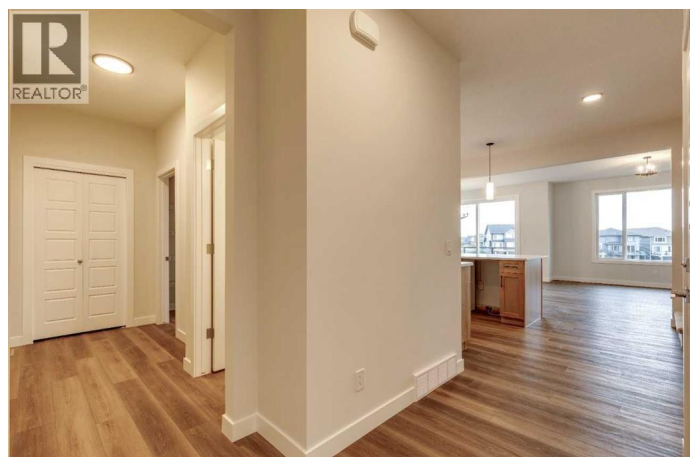
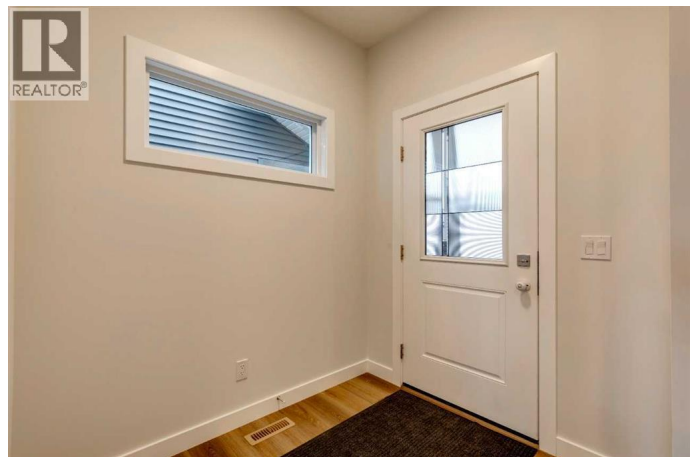
\$747,250

3 Bedroom, 3.00 Bathroom, 2,250 sqft

Single Family 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 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

Listing #	A2254416
Price	\$747,250
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,250
Acres	0.09
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	199 Sora Terrace Se
Subdivision	Hotchkiss
City	Calgary
Province	Alberta
Postal Code	T3S0M1

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Bode Platform Inc.



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Listing information last updated on October 15th, 2025 at 3:16am PDT