

\$718,300 - 72 Sora Terrace Se, Calgary

MLS® #A2210581

\$718,300

3 Bedroom, 3.00 Bathroom, 2,172 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Introducing the Ashton. 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 suite 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. 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. 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentialsâ€”even providing boxes! Photos are a representative.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210581 |
| Price | \$718,300 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,172 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 72 Sora Terrace Se |
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S0M5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water

Appliances Dishwasher, Electric Range, Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Decorative

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 14th, 2025

Days on Market 110

Zoning R-G

HOA Fees 180

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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