

# \$724,500 - 172 Sora Terrace Se, Calgary

MLS® #A2249914

**\$724,500**

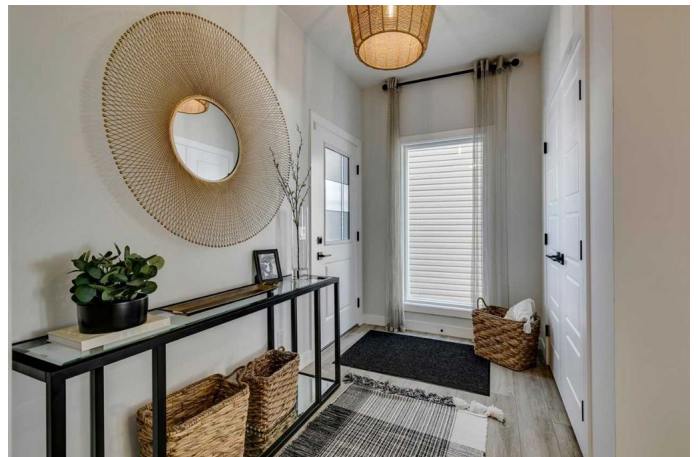
4 Bedroom, 3.00 Bathroom, 2,142 sqft

Residential on 0.11 Acres

Hotchkiss, Calgary, Alberta

Step into the Ashton â€” a beautifully designed home with elevated finishes throughout. Built by a trusted builder, 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, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full range 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. The executive kitchen features built-in stainless steel appliances, gas cooktop, fridge with water and ice dispenser and a walk-through pantry behind elegant French doors. Enjoy the warmth of an electric fireplace with a mantle in the great room and the convenience of a main floor I.T. room. Upstairs, a vaulted bonus room and upper laundry offer functional living. The 5-piece ensuite impresses with dual sinks, a soaker tub, and walk-in shower with tiled walls. The main bath also includes dual sinks and tile flooring. Added perks include a side entrance, 9' basement walls, LVP flooring on the main, a rear 10' x 12' deck with BBQ gasline RI, and extra windows throughout for plenty of natural



light. Photos are representative.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249914    |
| Price          | \$724,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,142       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 172 Sora Terrace Se |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S0M1              |

**Amenities**

|                |                        |
|----------------|------------------------|
| 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, 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, Mantle |
| 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    | August 19th, 2025 |
| Days on Market | 61                |
| Zoning         | R-G               |

## Listing Details

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

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