

72 Sora Terrace SE
Calgary, Alberta

MLS # A2210581

\$718,300

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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, it'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 switches—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 essentials—even providing boxes! Photos are

a representative.