

# \$749,500 - 196 Sora Terrace Se, Calgary

MLS® #A2210688

## \$749,500

4 Bedroom, 3.00 Bathroom, 2,398 sqft

Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Damon, a beautifully crafted home designed for comfort and style. The kitchen features stainless steel appliances, a chimney hood fan, and a spice kitchen with a gas range and pantry shelving. Enjoy the convenience of a separate basement entrance, plus a BBQ gasline rough-in for outdoor grilling. A bedroom and full bathroom on the main floor add flexibility. The home showcases quartz countertops with undermount sinks and LVP flooring throughout the main floor, main bath, and laundry. The luxurious 5-piece ensuite includes tile flooring, and a walk-in shower with tiled walls and a tiled niche. The vaulted bonus room offers extra space, while an electric fireplace with floor-to-ceiling tile and a mantle creates a cozy focal point. Additional windows throughout flood the home with natural light, and the dining room features a stunning wall detail. This home has it all! Photos are a representative.

Built in 2024

## Essential Information

MLS® #	A2210688
Price	\$749,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,398



Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 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, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Range, 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	None
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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