

199 Sora Terrace SE  
Calgary, Alberta

MLS # A2254416



\$747,250

|             |                                                                                                                                          |            |     |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                  | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                        | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                          | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                         | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                          | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                          | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                      |            |     |

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.