

# \$824,700 - 188 Sora Terrace Se, Calgary

MLS® #A2255250

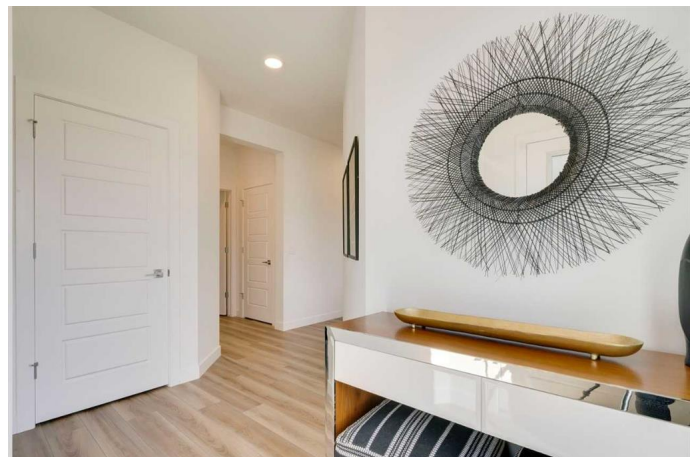
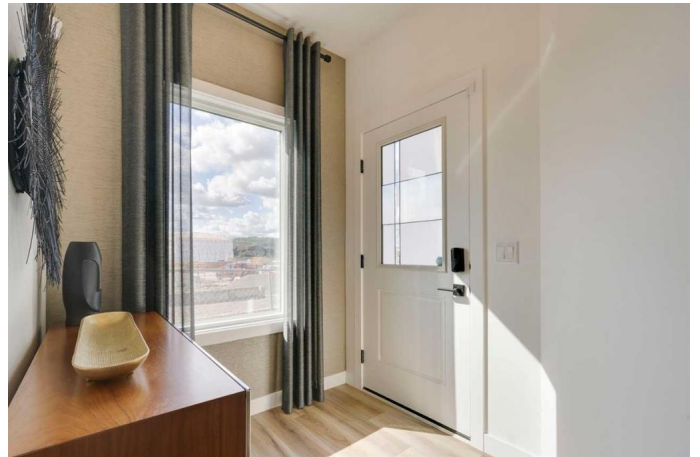
**\$824,700**

7 Bedroom, 4.00 Bathroom, 2,337 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Denali 6 where style meets functionality. 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. The fully developed basement of this home features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and convenient side entrance – extended family living. This spacious home offers an executive kitchen with built-in stainless steel appliances, gas cooktop, and a walk-in pantry. The great room is anchored by an elegant electric fireplace with tile surround and mantle. A main floor bedroom and full bathroom offer added flexibility. Upstairs, enjoy a vaulted bonus room and a luxurious 5-piece ensuite with walk-in shower, soaker tub, and tile flooring. Many windows throughout ensure bright, open living spaces. 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 array 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. Photos are representative.

Built in 2024

**Essential Information**

MLS® #	A2255250
Price	\$824,700
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,337
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	188 Sora Terrace Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0M1

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

**Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Built-In Oven, Gas Cooktop, Tankless Water Heater

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle, Decorative
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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