

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

MLS® #A2255250

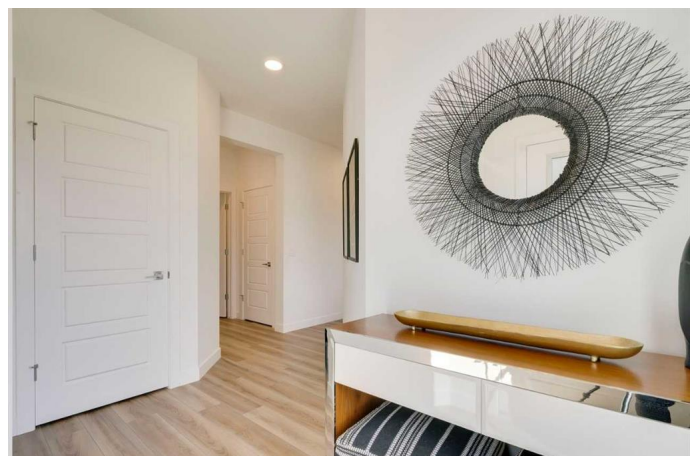
**\$824,700**

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, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Range, Gas Cooktop, Microwave, Microwave Hood Fan, 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        | 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 | 14                  |
| Zoning         | R-G                 |
| HOA Fees       | 180                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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