

## 780-897-4003

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## 377 Sora Way SE Calgary, Alberta

MLS # A2253863



\$842,750

Division:	Hotchkiss				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,546 sq.ft.	Age:	2024 (1 yrs old)		
Beds:	5	Baths:	3		
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, Walk-Out To Grade	LLD:	-	
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G	
Foundation:	Poured Concrete	Utilities:	-	
Features: Closet(s)	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In			

Inclusions: N/A

Welcome to the Pierce 2 – a versatile and stylish home designed for modern living. Built by a trusted builder, 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. Located on a desirable walkout lot, this home features a main floor bedroom and full bath for added flexibility. The executive kitchen offers built-in stainless steel appliances, gas cooktop, peninsula layout, and a walk-in pantry with French door. Enjoy the great room with an electric fireplace and mantle, plus access to the rear deck. Upstairs, relax in the vaulted-ceiling bonus room, with dual sinks in the main bath and a 5-piece ensuite featuring a walk-in shower and soaker tub. Large windows throughout provide abundant natural light. 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.