



199 Sora Terrace Calgary Alberta

\$747,250

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. (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Kitchen 14.92 Ft x 11.00 Ft

Great room 13.00 Ft x 14.50 Ft

Dining room 12.00 Ft x 12.50 Ft

Primary Bedroom 14.42 Ft x 13.50 Ft

5pc Bathroom 10.33 Ft x 8.75 Ft

Bedroom 11.50 Ft x 10.00 Ft

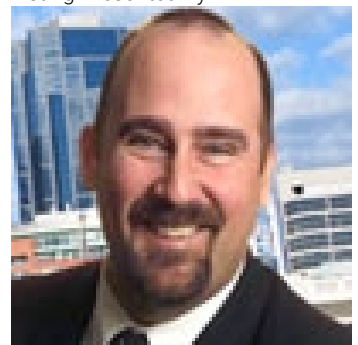
4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.50 Ft x 10.00 Ft

Laundry room 8.42 Ft x 5.50 Ft

Bonus Room 20.00 Ft x 14.25 Ft

Listing Presented By:



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