



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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180 Sora Terrace SE  
Calgary, Alberta

MLS # A2256791



**\$738,300**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Hotchkiss              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,874 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                      | Baths: | 3                |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.11 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                                                                                                                                       | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                        | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                        | Utilities: | -   |
| Features:   | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                    |            |     |

Experience elevated everyday living in the beautifully designed Abbott. 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 home features a sleek kitchen with stainless steel appliances, chimney hood fan, pendant lighting, and a walk-in pantry with French door. A main floor bedroom and full bath offer added flexibility for guests or work-from-home needs. The great room includes an electric fireplace with mantle and extra windows throughout for natural light. Upstairs, enjoy a vaulted ceiling in the bonus room and a spacious 5-piece ensuite. Tile flooring is included in all bathrooms. Situated on a pie-shaped lot with a southeast-facing backyard and a rear deck. Finished with paint-grade railings and iron spindles for a modern, elegant touch. 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 plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range 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.