



GRASSROOTS
REALTY GROUP

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160 Sora Terrace SE
Calgary, Alberta

MLS # A2224340



\$609,950

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Hotchkiss | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,740 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Front Yard, Lawn | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Stunning Brand New 3-Bedroom Home in Sora – Bright, Airy & Move-In Ready! Welcome to this beautifully designed 3-bedroom, 2.5-bath side-by-side home located on a quiet, family-friendly street in the sought-after community of Sora. With thoughtful finishes throughout and a double attached garage, this home blends modern comfort with stylish charm. Step inside to a light-filled and airy main floor, where an open-concept layout makes entertaining effortless. The chef-inspired kitchen features contemporary cabinetry, sleek countertops, and high-end finishes that flow seamlessly into the spacious living and dining areas. Upstairs, you’ll find a large family bonus room perfect for movie nights or a cozy reading nook, along with a convenient upstairs laundry room. The primary suite offers a tranquil escape with a generous ensuite bath, while two additional bedrooms provide ample space for kids, guests, or a home office. The large unfinished basement is a blank canvas—ready for your personal touch, whether you’re dreaming of a home gym, additional bedrooms, or a rec room. Outside, enjoy a spacious backyard ideal for summer BBQs, playtime, or relaxing evenings under the stars. This is your chance to own a brand new home in one of Calgary’s emerging neighborhoods—modern, bright, and built for real life.