



GRASSROOTS
REALTY GROUP

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632 Sora Boulevard SE
Calgary, Alberta

MLS # A2240255



\$559,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,358 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Other, See Remarks, Views, Wetlands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: None

The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines. Welcome to the Adelaide, a stunning 3 Bedroom 2.5 Bath semi-detached home master built by Douglas Homes. Perfectly situated facing the wetlands in the welcoming south east community of SORA, this unique home has all the upgrades! 9' knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, separate side entry to the basement and NO CONDO FEES. The bright and spacious main floor layout includes a breezy open kitchen with quartz island, great room with oversized windows, a convenient main floor powder room and roomy dining nook. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry, and another full bathroom with quartz countertops and deep soaker tub. Downstairs, a full unfinished basement awaits your vision. Don't miss this unique opportunity to own this exceptional home. ***Photos are from a similar home.