



GRASSROOTS
REALTY GROUP

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358 Sora Way SE
Calgary, Alberta

MLS # A2244284



\$709,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to 358 Sora Way – a beautiful 5-bedroom home offering over 1,800 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms upstairs, a main floor full bedroom and bath, finished deck, DOUBLE DETACHED GARAGE, and a 1-bedroom LEGAL SUITE with its own private entrance – perfect for rental income or multi-generational living. This home boasts quick access to Stoney Trail and Deerfoot Trail, making commuting and city travel a breeze. You’re just: 5 minutes to McKenzie Towne’s High Street shops and dining 8 minutes to the 130th Ave shopping district, featuring Walmart, Lowe’s, Home Depot, and a variety of restaurants 10 minutes to South Health Campus and Seton amenities – Superstore, YMCA, Cineplex, and more 10 minutes to Mahogany’s shops and restaurants Close to excellent schools in nearby communities like McKenzie Towne, New Brighton, and Copperfield Only 20 minutes to downtown Calgary This home combines spacious living, an income-generating 1-bedroom LEGAL SUITE, and unbeatable access to nearby amenities – a must-see opportunity!