



GRASSROOTS
REALTY GROUP

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288 Sora Terrace SE
Calgary, Alberta

MLS # A2251365



\$604,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,743 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

SEPARATE ENTRANCE | DOUBLE ATTACHED GARAGE | BONUS ROOM | BRAND NEW | 1,743 SQ FT | 3 BED + 2.5 BATH
Welcome to this stunning brand new home in Sora at Hotchkiss, a community celebrated for its natural beauty and welcoming atmosphere. Highlights & Upgrades: quartz countertops throughout, 42" upper kitchen cabinets, stainless steel appliances, walk-through pantry, open floor plan, and a private separate entrance to the basement. Inside, the spacious chef's kitchen is the heart of the home, featuring a large island with seating, quartz counters, ceiling-height cabinetry, and a convenient pantry that connects directly to the garage. The bright dining area and inviting living space are enhanced by high ceilings and expansive rear windows, creating a warm and open atmosphere. Upstairs offers three generously sized bedrooms, including a luxurious primary retreat with a walk-in closet and spa-inspired ensuite. A central bonus room, full bath, and laundry complete the upper level—designed for both comfort and functionality. Additional features include a separate entrance to the basement (ideal for future development) and a front attached double garage—perfect for Calgary winters. Situated just outside the ring road, east of Stoney Trail, this location offers quick access to major highways, shopping, and all the amenities of southeast Calgary. This home blends thoughtful design, modern finishes, and convenience—making it an excellent choice for your next move.