



GRASSROOTS
REALTY GROUP

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636 Sora Boulevard SE
Calgary, Alberta

MLS # A2282937



\$504,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	Age:	2025 (1 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, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

*Additional \$15,000 builder promotion available off the listed price for buyers that can take possession by the end of Feb. (while supplies last)*To view this home or see similar models please stop in the show home at 85 Sora Gate SE, Mon-Thurs 2-8, or Sat-Sun 12-5. Welcome to 636 Sora Boulevard! This kitchen is a standout: modern quartz countertops, soft-close cabinetry, stainless appliances, plus a generous island that works for meal prep, homework, or hosting friends-all while staying connected to the rest of the main floor through the open plan. Engineered hardwood on the main level adds durability and an upscale feel that stands the test of time. On the upper level, the primary suite provides a private retreat with ensuite and walk-in closet. Two additional bedrooms offer flexibility-space for kids, guests, or a home office. Upper-floor laundry makes daily routines easier. The basement side entry adds incredible long-term value-offering the potential for a private suite or income-generating space down the road. With no condo fees, the peace of mind that comes with a new-home warranty, and thoughtful features throughout, this home is built to give strong long-term value and low maintenance. Situated with easy access to Deerfoot and Stoney Trail, commuting is simplified. Nestled directly across from the wetlands, walking paths, and green space, this home delivers a lifestyle that balances nature, convenience, and investment potential. *** 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. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.***

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