



**138 Sora Gardens SE  
Calgary, Alberta**

**MLS # A2289377**



**\$514,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Outside, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

Welcome to the community of SORA in Calgary's South. This Homes by Avi semi detached FINLEY model has everything you are looking for. The kitchen carries presence: 42" UPPER CABINETS, QUARTZ COUNTERTOPS, a 400 CFM CHIMNEY HOOD FAN, and finishes that feel cohesive and elevated. The wood-look LVP, rich cabinetry, and matte black accents give it weight and warmth without locking you into a trend. Upstairs, the primary bedroom stands out for a detail most people don't expect &mdash; A WALK-IN CLOSET WITH A WINDOW. It sounds simple. It isn't. Natural light in a closet turns it from storage into real space. Both full bathrooms continue the quartz surfaces, keeping the finish level consistent throughout. And the laundry is right where it should be &mdash; upstairs, close to the bedrooms &mdash; because nobody dreams about carrying baskets down two flights of stairs. The basement is already prepared for what's next: SEPARATE SIDE ENTRY, 9' FOUNDATION WALLS, a 200-AMP ELECTRICAL PANEL, and ROUGH-INS FOR A FUTURE BATHROOM, LAUNDRY, AND BAR SINK. This isn't "maybe someday" planning &mdash; it's real infrastructure. Whether that future is additional living space, extended family, or long-term flexibility, the framework is already in place. Outside, the REAR DECK is built and ready for summer evenings that stretch a little longer than planned &mdash; coffee in the morning, friends at night, and that quiet half-hour when the sky finally goes pink over your backyard. A concrete parking pad is ready to go to keep things in their place. Just beyond, Sora is steadily taking shape &mdash; PONDS, PATHWAYS, PLAYGROUNDS, and the kind of community growth you can actually see happening. There's energy here. You'll know

your neighbours's names. You'll watch the trees mature. It's the kind of neighbourhood where you'll look back in a few years and realize YOU GOT IN AT EXACTLY THE RIGHT TIME. This is a home you can move into with CONFIDENCE &mdash; and grow into with PRIDE. Call your agent. Book the showing. You'll be glad you did. • PLEASE NOTE: Photos are of a Showhome of the same model &ndash; fit and finish may differ. Interior selections and floorplans shown in photos.