



GRASSROOTS
REALTY GROUP

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308 Sora Terrace SE
Calgary, Alberta

MLS # A2292837



\$694,999

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to 308 Sora Terrace SE, a beautifully designed home located in the vibrant Sora community of Hotchkiss in Southeast Calgary. this thoughtfully laid out property is ideal for families and investors alike. The main floor features a functional open concept design complemented by a dedicated home office, perfect for remote work. The modern kitchen offers ample cabinetry, pantry space, and flows seamlessly into the dining and living areas, ideal for everyday living and entertaining. A convenient 2-piece bath, mudroom, and attached double garage complete this level. Upstairs, you'll find a spacious primary retreat with a walk-in closet and a luxurious 5-piece ensuite, along with two additional well-sized bedrooms, a full 4-piece bathroom, upper-floor laundry, and a versatile family/bonus room overlooking the open-to-below design perfect for relaxing or family gatherings. The undeveloped basement offers the potential for a future two-bedroom layout, ready for your personal touch or investment vision. Situated in Sora at Hotchkiss, residents enjoy quick access to Stoney Trail and 17 Avenue SE, nearby schools, playgrounds, green spaces, and future commercial amenities. Just minutes away are East Hills Shopping Centre, Costco, restaurants, and everyday conveniences, making this an excellent location for long-term value and growth.