

\$665,000 - 406 Sora Way Se, Calgary

MLS® #A2201734

\$665,000

4 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.01 Acres

Hotchkiss, Calgary, Alberta

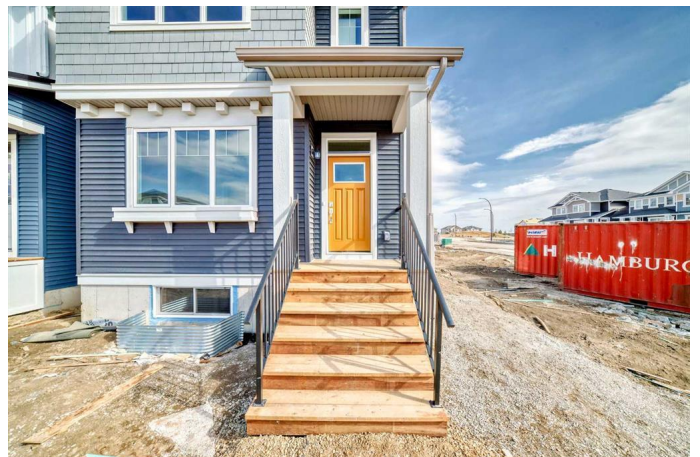
Welcome to this stunning brand new home in the beautiful community of Sora (Hotchkiss), South East Calgary!

This fantastic property, the Gregory model-Homes by Avi, boasts 1748 sq ft of living space with four generous bedrooms, bonus room, three full washrooms and a 20'x20' concrete parking pad, accessible from the alley, perfect for your vehicles, with future garage possibilities and an separate entrance to the basement.

As you step inside, you'll notice a convenient closet for storing jackets and shoes and a bright bedroom with a large window and spacious closet , ideal for a guest room, reading nook or home office which is attached to a full washroom. You will have beautiful view of pond and rocky mountains from this room.

The spacious living room is airy and light-filled. The open kitchen is equipped with Whirlpool stainless steel appliances, quartz countertops, a large island and a breakfast bar. A cozy dining area near the kitchen is perfect for family meals and entertaining guests. The mudroom beside the kitchen leads to the back entry.

Upstairs, you'll find three sizable bedrooms and bonus room, including the primary bedroom with its own ensuite washroom and



walk-in closet. Enjoy the views of the Rocky Mountains and pond from the master bedroom! The other two bedrooms share a conveniently located full washroom. An expansive bonus room and laundry room complete this floor. A good sized unfinished basement comes with separate entrance from the side of the house and two egress size windows and a washroom rough-in for the future development.

Sora is a new and vibrant community in South East Calgary, a minutes drive to Stoney trail and south hospital, offering a mix of parks, ponds, playgrounds and walking trails. It's close to schools, shopping and dining options, making it a great place to call home.

Built in 2025

Essential Information

MLS® #	A2201734
Price	\$665,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,748
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	406 Sora Way Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M3

Amenities

Amenities	None
Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s), Breakfast Bar
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	57
Zoning	R-Gm
HOA Fees	180
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.