

# \$808,000 - 405 Sora Way Se, Calgary

MLS® #A2237133

**\$808,000**

4 Bedroom, 3.00 Bathroom, 2,398 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

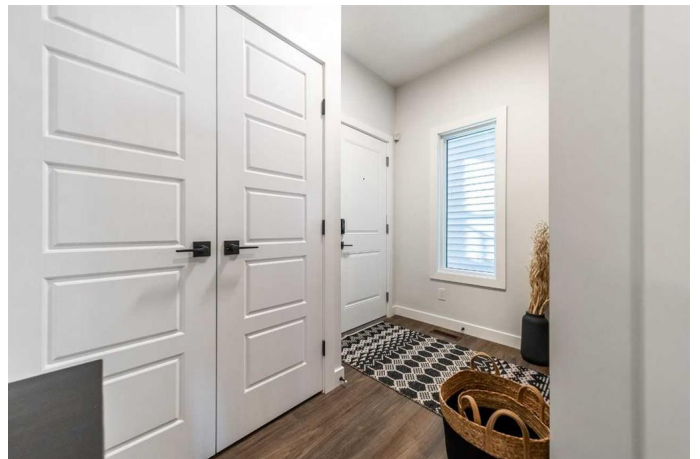
Step into modern comfort and style with the beautifully designed Damon!

Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you.

This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.

This home features an executive kitchen with built-in stainless steel appliances, gas cooktop, chimney hood fan, waterfall island and a walk-in pantry. The main floor offers a spacious flex room, and the basement has 9' ceilings with a private side entrance. Upstairs, enjoy a vaulted bonus room, upper floor laundry, and a luxurious 5-piece ensuite with soaker tub, dual sinks, quartz counters, and a walk-in shower with tiled walls. Other touches include extra windows and paint-grade railings with iron spindles. Backing onto a peaceful pond, the rear deck with gas line rough-in is perfect for relaxing or entertaining outdoors.



Photos are representative.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237133    |
| Price          | \$808,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,398       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 405 Sora Way Se |
| Subdivision | Hotchkiss       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3S 0M3         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                                             |

|                 |                              |
|-----------------|------------------------------|
| Heating         | Forced Air, Natural Gas      |
| Cooling         | None                         |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Decorative, Electric, Mantle |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Lighting                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 38             |
| Zoning         | R-G            |
| HOA Fees       | 180            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.