

383 Sora Boulevard SE
Calgary, Alberta

MLS # A2214268



\$540,000

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,470 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

Welcome to this beautifully crafted Homes by Avi two-story semi-detached home in the vibrant new community of Sora. This thoughtfully designed modern style home with everyday functionality, makes it perfect for families or individuals who appreciate both comfort and style. Step up to the inviting front porch, and inside you'll be greeted by soaring 9' ceilings that flood the main floor with natural light. The open-concept layout seamlessly connects the kitchen, nook, and great room, creating a warm, welcoming space that's perfect for hosting or just kicking back after a long day. The kitchen is every home cook's dream, featuring a spacious island with a breakfast bar, sleek quartz countertops, full-height cabinets, a built-in microwave, and a chimney hood fan. And when the weather's right, step out to the rear deck from the back entry and enjoy a little outdoor relaxation. A convenient 2-piece bathroom completes the main floor. Head upstairs, where you'll find a dedicated laundry room, a 3-piece main bath, and two generously sized secondary bedrooms. The master bedroom? It's your personal retreat, with a 3-piece ensuite and a walk-in closet that promises to keep you organized. All bathrooms boast elegant quartz countertops for a touch of sophistication. The suite ready basement is ready for your creative touch, offering 9' foundation walls, a side entry door, and smart upgrades like an 80-gallon hot water tank, rough-in for a bar sink, a second laundry hookup, and an upgraded 200-amp panel. Outside, the builders will complete a concrete parking pad with alley access, that provides plenty of parking space—or the perfect spot for a future garage or workshop. With IMMEDIATE POSSESSION available, this is your chance to enjoy contemporary living with top-tier upgrades, all in the heart of Sora,

Calgary’s exciting new community!