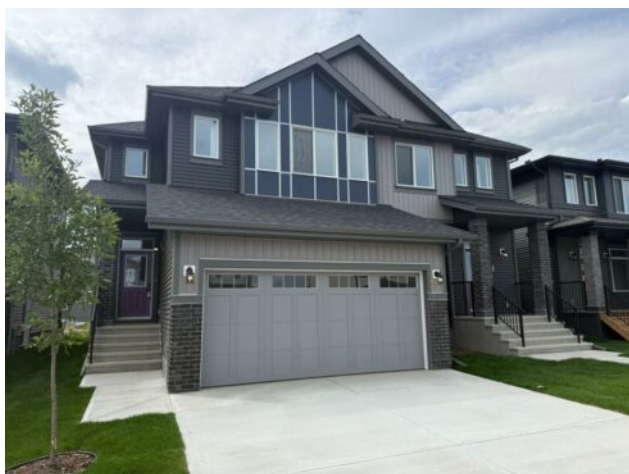


**267 Sora Terrace SE**  
**Calgary, Alberta**

**MLS # A2246485**



**\$615,000**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Hotchkiss                              |               |                  |
| <b>Type:</b>     | Residential/Duplex                     |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side        |               |                  |
| <b>Size:</b>     | 1,726 sq.ft.                           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                        | <b>Zoning:</b>    | r-g |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance |                   |     |

**Inclusions:** n/a

LAST remaining double front garage - The 'DALLAS' half duplex with double front attached garage, Built by Rohit Homes, An award-winning home builder for over 35 years known for its Design Interiors. Anticipated possession early 2026. \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!\* featuring: GOOD SIZE LOT | SEPARATE ENTRANCE | DOUBLE ATTACHED GARAGE | UPSTAIRS BONUS | BRAND NEW | INTERIOR DESIGNED by Louis Duncan-He | 1,726 sq ft 3 bed , 2.5 bath | Built by Rohit Homes & Perfectly located at Sora in Hotchkiss, a neighbourhood known for its natural beauty and warm community feeling. UPGRADES AND FEATURES INC: quartz counters throughout, kitchen cabinets 42' tall, separate entrance, attached garage and so much more! Step inside to find yourself gravitate towards your large chefs kitchen, which includes SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the nook, and living space. There are windows across the rear, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. To complete upper level is another full bath, and laundry. There is separate entrance to basement. To wrap this up is a front attached garage - a must have for our winters! All pictures and 3D tours are of the 'Dallas' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) - confirm with builder. This home is packed with features that make it a great option to consider for

your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary.