

# \$604,900 - 288 Sora Terrace Se, Calgary

MLS® #A2251365

**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,743 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

SEPARATE ENTRANCE | DOUBLE  
ATTACHED GARAGE | BONUS ROOM |  
BRAND NEW | 1,743 SQ FT | 3 BED + 2.5  
BATH

Welcome to this stunning brand new home in Sora at Hotchkiss, a community celebrated for its natural beauty and welcoming atmosphere.

Highlights & Upgrades: quartz countertops throughout, 42" upper kitchen cabinets, stainless steel appliances, walk-through pantry, open floor plan, and a private separate entrance to the basement.

Inside, the spacious chef's kitchen is the heart of the home, featuring a large island with seating, quartz counters, ceiling-height cabinetry, and a convenient pantry that connects directly to the garage. The bright dining area and inviting living space are enhanced by high ceilings and expansive rear windows, creating a warm and open atmosphere.

Upstairs offers three generously sized bedrooms, including a luxurious primary retreat with a walk-in closet and spa-inspired ensuite. A central bonus room, full bath, and laundry complete the upper level—designed for both comfort and functionality.

Additional features include a separate entrance to the basement (ideal for future



development) and a front attached double garage”perfect for Calgary winters.

Situated just outside the ring road, east of Stoney Trail, this location offers quick access to major highways, shopping, and all the amenities of southeast Calgary.

This home blends thoughtful design, modern finishes, and convenience”making it an excellent choice for your next move.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251365               |
| Price          | \$604,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,743                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 288 Sora Terrace Se |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0L8             |

Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 4                |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Exterior Entry, Full, Unfinished                                                                            |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Entrance                                               |
| Lot Description   | Back Yard, Interior Lot, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-G               |
| HOA Fees       | 189               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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