

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

MLS® #A2201734

**\$665,000**

4 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

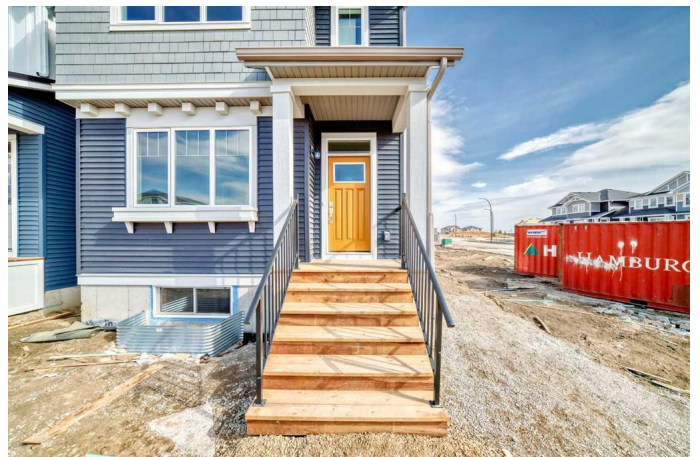
Welcome to this stunning brand new home in the beautiful community of Sora (Hotchkiss), South East Calgary!

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          | 0.06        |
| 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 | Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, 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 | 93               |
| 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.