

# \$610,000 - 259 Sora Terrace Se, Calgary

MLS® #A2206202

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,726 sqft  
Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

\*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!\*

The 'DALLAS' half duplex, Built by Rohit Homes, An award-winning home builder for over 35 years known for its Design Interiors. 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.

Built in 2025

**Essential Information**

MLS® #	A2206202
Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	259 Sora Terrace Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M1

**Amenities**

Amenities	Other, Park, Playground
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 30th, 2025
Days on Market	48
Zoning	r-g
HOA Fees	200
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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