

# \$494,900 - 49 Sora Gate Se, Calgary

MLS® #A2255071

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,360 sqft

Single Family on 0.05 Acres

Hotchkiss, Calgary, Alberta

\*Photos are representative - some finishes may vary\* You'll love the large open kitchen with a huge quartz topped island- perfect for busy mornings, casual family meals, and hosting friends. 9-foot ceilings and large windows flood the space with natural light. Durable engineered hardwood and modern finishes ensure this home looks stylish today and for years to come. Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms adapt as your family grows- whether you need space for kids, guests, or a home office. Upstairs you'll also find a laundry closet, conveniently located near the bedrooms. With a detached double garage, no condo fees, and the peace of mind that comes with new-home warranty protection, this home is built with your future in mind. Located with quick access to Deerfoot and Stoney Trail, commuting and zipping around the city is a breeze. Surrounded by wetlands, pathways, and green space, Sora blends the calm of nature with easy access to the conveniences homeowners need.\*\*\* The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.\*\*\* (id:6289)



Built in 2025

Essential Information

Listing #	A2255071
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,360
Acres	0.05
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	49 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
Province	Alberta
Postal Code	T3S0A7

Amenities

Amenities	Park, Other
Features	Other, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office

eXp Realty



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