

# \$599,900 - 270 Sora Way Se, Calgary

MLS® #A2255588

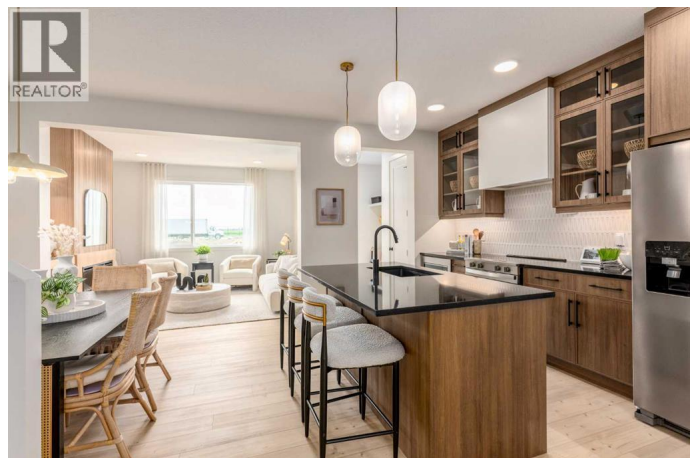
**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,723 sqft

Single Family on 0.07 Acres

Hotchkiss, Calgary, Alberta

A MAIN FLOOR BEDROOM WITH A FULL BATH means grandparents or overnight guests donâ€™t have to climb stairs. A SIDE ENTRY to the basement means future development is already set up. A 200 AMP PANEL means electric cars, workshops, and whatever else the next decade throws at you. THIS ISNâ€™T JUST 1,723 SQUARE FEET â€” ITâ€™S A HOME WIRED FOR EVERYDAY EASE NOW, AND READY FOR MORE LATER. Inside, the main floor keeps the rhythm practical but polished. Nine-foot ceilings stretch the sightlines while luxury vinyl plank flooring anchors the space in warm wood-tones. The kitchen layers style onto function: oxford grey cabinets, extended to 48", meet a smoky backsplash in a stacked subway layout, while QUARTZ COUNTERS stay as durable as they are calm. A SILGRANIT UNDERMOUNT SINK, built-in microwave, and 400 CFM CHIMNEY HOOD FAN ensure the details perform as well as they photograph. Groceries land directly in the pantry; dinner carries seamlessly to the dining area and living room, where a 50" ELECTRIC FIREPLACE feature wall sets the tone. The main floor bedroom lives just off the front of the home, with its own 3-piece cheater ensuite â€” perfect for aging parents, guests, or a tucked-away office if thatâ€™s what the season calls for. Upstairs, three more bedrooms flank a CENTRAL BONUS ROOM that truly works like a second living room. The master bedroom raises its ceiling height for an



airy feel, paired with a walk-in closet and ensuite tiled in soft tones. Laundry lands upstairs too, so weekend chores donâ€™t turn into stair marathons. Beneath it all, a full basement waits â€“ 9' FOUNDATION WALLS, bathroom rough-ins, bar/kitchen sink rough-in, second laundry rough-in, and a SEPARATE SIDE ENTRY already in place. Think income potential, multigenerational ease, or simply future flexibility. Out back, a 20' x 20' CONCRETE PARKING PAD is garage-ready, and the yard comes sodded in front so you can get straight to weekend plans instead of topsoil. Life in Sora means youâ€™re tucked just off Stoney Trail SE, with quick connections in every direction. Parks and pathways stitch through the community, playgrounds are already in, and a growing list of amenities is planned to scale with the neighbourhood. Itâ€™s an early-entry opportunity in Calgaryâ€™s southeast â€“ a place where you can grow into both the home and the community. Ready for a quick possession? Book a showing at 270 Sora Way SE and see how well this home balances todayâ€™s comfort with tomorrowâ€™s potential. â€¢ PLEASE NOTE: Photos are of a finished Showhome of the same model â€“ fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos. (id:6289)

Built in 2025

Essential Information

Listing #	A2255588
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,723
Acres	0.07
Year Built	2025

Type	Single Family
Sub-Type	Freehold

### Community Information

Address	270 Sora Way Se
Subdivision	Hotchkiss
City	Calgary
Province	Alberta
Postal Code	T3S0V7

### Amenities

Amenities	Park, Playground
Features	Back lane, Gas BBQ Hookup
Parking Spaces	2
Parking	Parking Pad

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan
Heating	Natural gas Forced air, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

### Exterior

Exterior	Composite Siding, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 15th, 2025 at 3:16am PDT