

\$489,900 - 45 Sora Gate Se, Calgary

MLS® #A2256155

\$489,900

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Single Family on 0.05 Acres

Hotchkiss, Calgary, Alberta

Photos are representative - some finishes may vary Welcome to 45 Sora Gate! Step into the bright open-concept main floor, where the kitchen becomes the heart of the home. A large window overlooks the backyard, filling the space with natural light and keeping you connected to family activities while you cook. The kitchen also features quartz countertops, soft-close cabinetry, stainless appliances, and a spacious island-perfect for everyday living or hosting friends. Soaring 9-foot ceilings and engineered hardwood floors add style and durability, ensuring this home feels both modern and lasting. Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms offer flexibility for kids, guests, or a home office. A full family bathroom and convenient upstairs laundry complete the level. 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 #	A2256155
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,293
Acres	0.05
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 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	Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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