

# \$639,900 - 100 Sora Terrace Se, Calgary

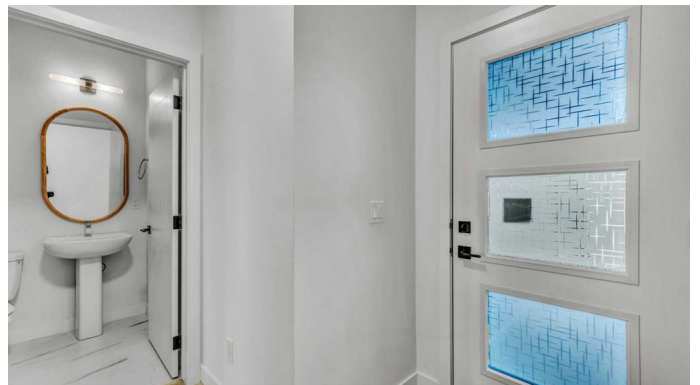
MLS® #A2201207

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,505 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

**\*\* Legal Basement Suite \*\*** | Brand New Home  
| No rear neighbors | Enjoy Greenfield Views |  
Open Floor Plan | High Ceilings | Sparkling  
Kitchen | Quartz Countertops | Kitchen Island  
with Barstool Seating | Stainless Steel  
Appliances | 3 Upper Level Bedrooms | Upper  
Level Laundry Room | Basement Separate  
Entry | Separate Laundry | Galley Kitchen |  
Quartz Countertops | Large Bedroom | 9Ft  
Ceilings | Storage | Mud Room | Built-in Bench  
& Coat Rack | Single Oversized Attached  
Garage | Fully landscaped (front & rear). |  
1,505.29 sq ft 3 bed, 2.5 bath | Welcome to  
your dream home Perfectly located at Sora in  
Hotchkiss, a neighbourhood known for its  
natural beauty and warm community feeling.  
This brand-new property offers a blend of  
luxury and functionality, designed to capture  
the breathtaking, unobstructed views of the  
natural surroundings. The "CARTER"  
Floorplan, with 1,505.2 sq ft 3 bed/2.5 bath by  
'Rohit Homes' - an award-winning home  
builder for over 35 years known for its design  
interiors. Perfectly located at Sora in  
Hotchkiss, with easy access to highway and  
amenities close by. **UPGRADES AND  
FEATURES INC:** large chef's kitchen  
which includes SS appliances, quartz counters  
throughout, large island (with place for bar  
stools), kitchen cabinets 42" tall, separate  
entrance, Legal basement suite, oversized  
attached garage and so much more! Step  
inside to find yourself 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 with NO RARE END NEIGHBORS, 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. The laundry room is every homeowner's dream as its located near all the bedrooms! Downstairs, the legal 1-bedroom basement suite has a separate entrance and separate laundry! The basement living space has an open floor plan kitchen and rec room and an exquisite fire place which allows for a flexible living area. The kitchen is finished with full height cabinets, stainless steel appliances and quartz countertops and an elegant electric fireplace for your viewing pleasure. The basement bedroom is a great size and the 4pc bath has a tub/shower combo. Your laundry area is ready for a stacked washer/dryer set. Under the stairs has plenty of storage for all seasonal items. RPR not available, seller will offer title insurance in lieu of this. The front single oversized attached garage and driveway allow for 2 vehicles to be parked at any time and street parking is available too. Located just few mins off Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. Get moving on this captivating family home today- before it's gone!

Built in 2024

### **Essential Information**

MLS® #	A2201207
Price	\$639,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,505
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	100 Sora Terrace Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0M1

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance
Appliances	Built-In Range, Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Playground
-------------------	------------

Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	12
Zoning	R-G

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.