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# 819 Sora Boulevard SE
# Calgary, Alberta

## MLS # A2348196

## $539,900

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|---|---|---|---|
| **Division:** | Hotchkiss | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,636 sq.ft. | **Age:** | 2027 (-1 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Detached, Off Street | | |
| **Lot Size:** | 0.06 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

**Inclusions:** N/A

Welcome to HUDSON model by ROHIT HOMES, featuring 1,636 sq. ft., 3 bedrooms, 2.5 bathrooms, a separate entrance, rear concrete pad, quartz countertops, upgraded lighting fixtures, and much more! Ideally located in Sora at Hotchkiss in SE Calgary, this beautifully designed home offers easy access to parks, ponds, pathways, major roadways, and everyday amenities. Step inside to a bright, sun-filled open-concept main floor highlighted by 9-ft ceilings, large windows, and elegant coffered ceiling details. The spacious living, dining, and kitchen areas flow seamlessly together, creating an inviting space for everyday living and entertaining. The kitchen features a large quartz island with eating bar, stainless steel appliance package, designer cabinetry, and abundant storage. The main floor is completed by a convenient half bath, mudroom with closet, and built-in shelving. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with three separate closet areas and a well-appointed ensuite featuring a walk-in shower, quartz vanity, and ample storage. A convenient upper-floor laundry room with washer and dryer, plus another full bathroom, completes the level. The basement offers a separate entrance and excellent potential for future development, while the landscaped lot and rear detached garage concrete pad add to the home's functionality. A thoughtfully designed home combining modern finishes, practical living space, and an excellent SE Calgary location! “In accordance with industry standards and applicable regulations, the Price is inclusive of GST and reflects the application of the GST New Housing Rebate. First-Time Home Buyers may be eligible for an additional federal rebate, subject to qualification, which has not been applied to the stated Price and, if available, may reduce the purchaser’s overall cost.”

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