

**371 Sora Boulevard SE**  
**Calgary, Alberta**

**MLS # A2174701**



**\$549,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

**MOVE-IN READY!!** - Welcome to the heart of Sora and your new home, where warmth, charm, and modern design come together in the Homes by Avi Sasha model, a semi-detached two-story gem. Start your mornings on the welcoming front porch, the perfect spot for sipping coffee while the world wakes up, or winding down with a good book at the end of the day. Step inside and feel the airy openness of the main floor ceilings, where the cozy pocket office is just the right size for tackling work or organizing daily life. The open-concept kitchen, nook, and great room flow effortlessly, making it easy to host gatherings or simply enjoy time with loved ones. The kitchen is the heart of the home, featuring a spacious island perfect for meal prep, casual dining, or sharing stories over a glass of wine. Full-height cabinets, a built-in microwave, and a stylish chimney hood fan add both function and flair, while quartz countertops bring a touch of elegance. A convenient 2-piece bath is thoughtfully tucked by the back entry, and just outside, the rear deck invites evening barbecues or quiet nights under the stars. Upstairs, you'll find a dedicated laundry room that simplifies life, and a bright bonus room offering extra space to relax, play, or create. The two secondary bedrooms are cozy and inviting, perfect for family or guests, with a sleek 3-piece bath nearby. The master bedroom is a true retreat, designed for comfort and relaxation. Unwind in your 3-piece ensuite, featuring modern finishes, and enjoy the luxury of a walk-in closet with room for all your favorite outfits. The basement is ready to be transformed, with foundation walls, a side entry, an upgraded 80-gallon hot water tank, and rough-ins for a bar sink, second laundry, and more. Outside, the concrete parking pad with alley access ensures plenty of room for vehicles. Ready

for quick possession, this beautiful home in the blossoming community of Sora offers the perfect balance of charm and convenience. Don't wait—your forever home is waiting for you!