# \$499,000 - 448 Sora Boulevard Se, Calgary

MLS® #A2249720

## \$499,000

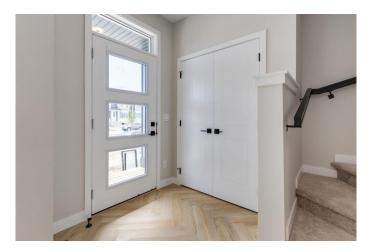
3 Bedroom, 2.00 Bathroom, 1,514 sqft Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

Brand new the No condo fee 'TALO' floorplan by Rohit Homes, with unmatched design interiors and striking exteriors to create elevated living. Featuring 1500 sq ft, 3 bed/2.5 bath + Bonus. Note: This unit has not yet started construction. All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers large windows across the back and front, 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, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the 'TALO' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design







interior/elevation) depending on Lot - confirm with builder. At Rohit Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off. Each of our homes features a distinct look that is inspired by you - our customers. Built by a 4-time Home Builder of the Year with Peace-of-mind 1-2-5-10 year new home warranty. Unparalleled level to townhome living awaits. \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!

#### Built in 2025

#### **Essential Information**

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Price \$499,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,514

Acres 0.05

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 448 Sora Boulevard Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta

Postal Code T3S 0M1

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

## Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters,

Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 18th, 2025

Days on Market 20
Zoning r-g
HOA Fees 200
HOA Fees Freq. ANN

#### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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