

# \$474,800 - 45 Sora Gate Se, Calgary

MLS® #A2256155

**\$474,800**

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential 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.\*\*\*

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2256155      |
| Price          | \$474,800     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,293         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 45 Sora Gate Se |
| Subdivision | Hotchkiss       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3S 0A7         |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other                                |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open |
|-------------------|-----------------------------------------------------------------------|

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
|              | Floorplan, Quartz Counters                                                      |
| Appliances   | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating      | Forced Air, Natural Gas                                                         |
| Cooling      | None                                                                            |
| Has Basement | Yes                                                                             |
| Basement     | Full                                                                            |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Garden |
| Roof              | Asphalt Shingle                                      |
| Construction      | Mixed, Vinyl Siding                                  |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 54                   |
| Zoning         | R-Gm                 |
| HOA Fees       | 189                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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