

# \$559,900 - 632 Sora Boulevard, Calgary

MLS® #A2208556

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,358 sqft

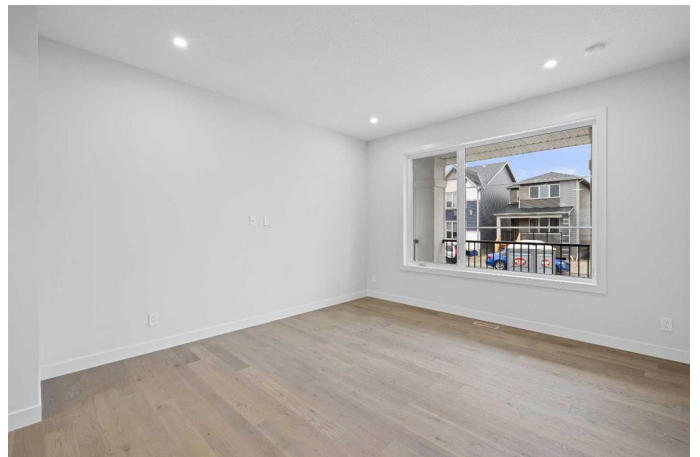
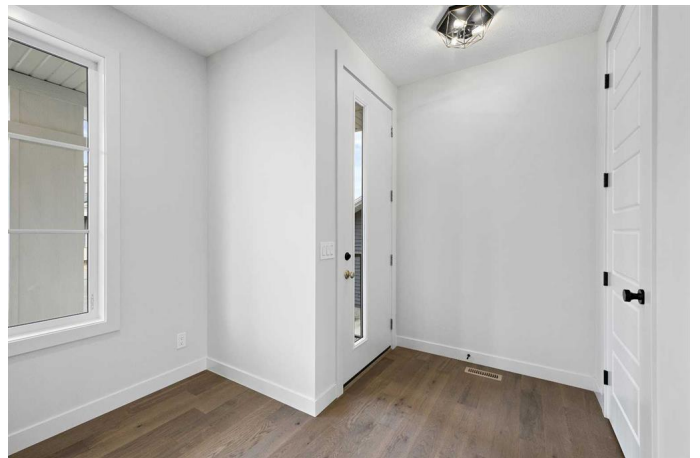
Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

\*\*\*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.

This is a LIMITED-TIME opportunity! Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines.\*\*\* Welcome to the Adelaide, a stunning 3 Bedroom 2.5 Bath semi-detached home master built by Douglas Homes. Perfectly situated facing the wetlands in the welcoming south east community of SORA, this unique home has all the upgrades! 9'™ knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42"• upper kitchen cabinets, separate side entry to the basement and NO CONDO FEES. The bright and spacious main floor layout includes a breezy open kitchen with quartz island, great room with oversized windows, a convenient main floor powder room and roomy dining nook. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry, and another full bathroom with quartz countertops and deep soaker tub. Downstairs, a full unfinished basement awaits your vision.



Donâ€™t miss this unique opportunity to own this exceptional home. \*\*\*Photos are from a similar home. Property taxes have not yet been assessed.

Built in 2025

**Essential Information**

MLS® #	A2208556
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,358
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	632 Sora Boulevard
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0L6

**Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad, Owned
Waterfront	See Remarks

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
-------------------	--

	Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Other, See Remarks, Views, Wetlands
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	80
Zoning	R-GM
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

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