

# \$519,900 - 45 Sora Gate Se, Calgary

MLS® #A2224655

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,351 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 Dundee, Master built by Douglas Homes in the vibrant new community of Sora. The open concept floor plan of this exceptional home showcases a large, light-filled great room, dining nook & spacious kitchen equipped with upgraded 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops - making this the perfect space for entertaining and casual dining. Premium engineered hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you'll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located in this thriving new community, with convenient commuter access



to Deerfoot, Stoney Trail AND nearby amenities, donâ€™t miss this unique opportunity to own this exquisite home! \*\*\*This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2224655      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,351         |
| 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 0M6         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, 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, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Mixed, Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 22             |
| Zoning         | R-GM           |
| HOA Fees       | 189            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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