\$589,900 - 286 Sora Way Se, Calgary

MLS® #A2240464

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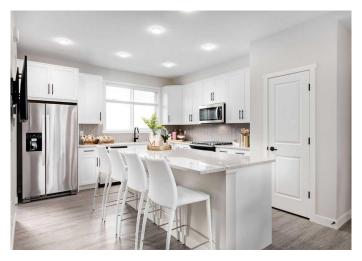
3 Bedroom, 3.00 Bathroom, 1,608 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

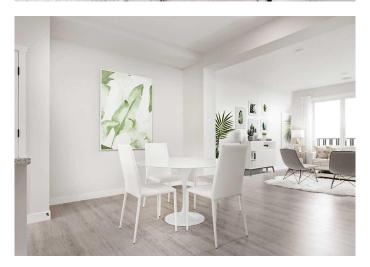
BUYING IN A BRAND NEW COMMUNITY IS A LITTLE LIKE BEING THE FIRST TO DISCOVER A GREAT BRUNCH SPOTâ€"there's no lineup yet, the prices are still decent, and you get to brag that you knew about it before it was cool. Welcome to 286 Sora Way SE, a detached single family home in SORA, ONE OF SOUTHEAST CALGARY'S NEWESTâ€"AND MOST PROMISINGâ€"NEIGHBOURHOODS.

Now, let's talk about what makes this home such a smart move. First off, it's not a duplex. It's a fully detached, 2-storey home with a SUNNY WEST-FACING FRONT YARD and a 20' X 20' REAR CONCRETE PARKING PADâ€"future garage-ready, or perfect for your current ride and that Costco haul. With 1,608 sq. ft. of finished space, the layout checks off all the family must-haves: 3 bedrooms, 2.5 baths, upstairs laundry, a bonus room for movie nights (or chaos containment), and even a MAIN FLOOR POCKET OFFICE. Because yesâ€"you can have your open-concept cake and a Zoom corner too.

THE KITCHEN IS FULLY LOADEDâ€"with quartz countertops, 48" upper cabinets to the ceiling, a chimney hood fan, built-in microwave, and even an UPGRADED SILGRANIT SINK (because beige plastic sinks deserve to stay in the '90s). The living room features a SLEEK ELECTRIC FIREPLACE,







and the 9' ceilings on both the main floor and basement give everything a little extra breathing room.

Speaking of the basementâ€"IT'S GOT FUTURE POTENTIAL WRITTEN ALL OVER IT. With a side entrance, 9' foundation walls, an 80-gallon hot water tank, rough-ins for laundry, a sink, and a full bathroom, it's prepped and ready for development that can grow with your family (or your teenagers who definitely want their own space).

Now back to the bigger pictureâ€"why buy early in a community like Sora? Here's the scoop: early buyers often benefit from stronger appreciation as new parks, schools, and shopping options get added in. You're not just buying a homeâ€"YOU'RE INVESTING IN EVERYTHING THAT'S COMING SOON. Sora already features SCENIC STORM PONDS, PLANNED GREEN SPACES, and WALKABLE PATHWAYS, all nestled just off Stoney Trail for easy commuting. The location offers the best of suburban calm, with city access when you need it (hello, South Health Campus and Seton YMCA).

So, if you've been thinking about getting more space, more privacy, and more long-term valueâ€"but without jumping into the deep end of inner-city pricingâ€"286 Sora Way SE makes a pretty convincing case. It's practical. It's future-focused. AND IT MIGHT JUST BE THE SMARTEST MOVE YOUR FAMILY MAKES THIS YEAR.

Curious? Let's go take a look. l'll bring the keysâ€"you bring your imagination.

PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home.

Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® # A2240464 Price \$589,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,608 Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 286 Sora Way Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0V7

Amenities

Amenities None Parking Spaces 2

Parking Alley Access, Parking Pad, See Remarks

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In

Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, See Remarks

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 54

Zoning R-Gm

HOA Fees 189

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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