

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

MLS® #A2240464

**\$589,900**

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 SPOT—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 NEWEST AND MOST PROMISING 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 PAD—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 yes—you can have your open-concept cake and a Zoom corner too.

THE KITCHEN IS FULLY LOADED—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 basement—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 picture—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 home—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 value—but without jumping into the deep end of inner-city pricing—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. I'll bring the keys—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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