

# \$599,900 - 270 Sora Way Se, Calgary

MLS® #A2255588

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,723 sqft

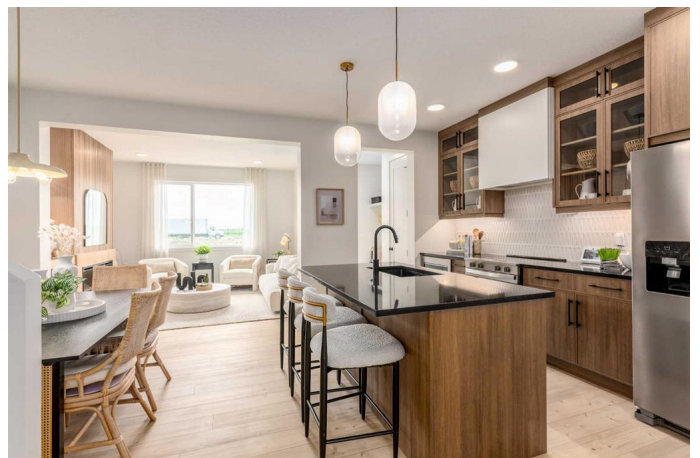
Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

A MAIN FLOOR BEDROOM WITH A FULL BATH means grandparents or overnight guests donâ€™t have to climb stairs. A SIDE ENTRY to the basement means future development is already set up. A 200 AMP PANEL means electric cars, workshops, and whatever else the next decade throws at you. THIS ISNâ€™T JUST 1,723 SQUARE FEET â€“ ITâ€™S A HOME WIRED FOR EVERYDAY EASE NOW, AND READY FOR MORE LATER.

Inside, the main floor keeps the rhythm practical but polished. Nine-foot ceilings stretch the sightlines while luxury vinyl plank flooring anchors the space in warm wood-tones. The kitchen layers style onto function: oxford grey cabinets, extended to 48", meet a smoky backsplash in a stacked subway layout, while QUARTZ COUNTERTOPS stay as durable as they are calm. A SILGRANIT UNDERMOUNT SINK, built-in microwave, and 400 CFM CHIMNEY HOOD FAN ensure the details perform as well as they photograph. Groceries land directly in the pantry; dinner carries seamlessly to the dining area and living room, where a 50" ELECTRIC FIREPLACE feature wall sets the tone.

The main floor bedroom lives just off the front of the home, with its own 3-piece cheater ensuite â€“ perfect for aging parents, guests, or a tucked-away office if thatâ€™s what the season calls for. Upstairs, three more



bedrooms flank a CENTRAL BONUS ROOM that truly works like a second living room. The master bedroom raises its ceiling height for an airy feel, paired with a walk-in closet and ensuite tiled in soft tones. Laundry lands upstairs too, so weekend chores don't turn into stair marathons.

Beneath it all, a full basement waits â€” 9' FOUNDATION WALLS, bathroom rough-ins, bar/kitchen sink rough-in, second laundry rough-in, and a SEPARATE SIDE ENTRY already in place. Think income potential, multigenerational ease, or simply future flexibility. Out back, a 20' x 20' CONCRETE PARKING PAD is garage-ready, and the yard comes sodded in front so you can get straight to weekend plans instead of topsoil.

Life in Sora means you're tucked just off Stoney Trail SE, with quick connections in every direction. Parks and pathways stitch through the community, playgrounds are already in, and a growing list of amenities is planned to scale with the neighbourhood. It's an early-entry opportunity in Calgary's southeast â€” a place where you can grow into both the home and the community.

Ready for a quick possession? Book a showing at 270 Sora Way SE and see how well this home balances today's comfort with tomorrow's potential.

â€¢ PLEASE NOTE: Photos are of a finished Showhome of the same model â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

## Essential Information

MLS® #	A2255588
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,723
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	270 Sora Way Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0V7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Outside, Parking Pad, Rear Drive

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, 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
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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