

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

MLS® #A2240255

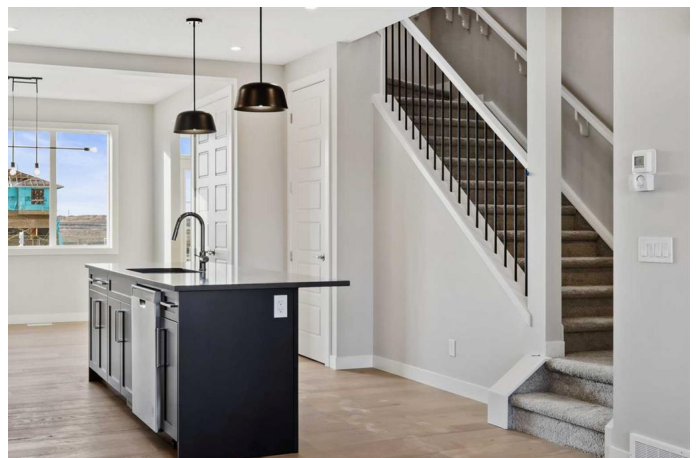
**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.06 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. Don't miss this unique opportunity to own this exceptional home. \*\*\*Photos are from a



similar home.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240255               |
| Price          | \$559,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,358                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

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

**Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 2                |
| Parking        | Parking Pad      |

**Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Range, 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, Views, Other, See Remarks, Wetlands |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Mixed, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 40              |
| Zoning         | R-G             |
| HOA Fees       | 189             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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