



308 Sora Terrace SE
Calgary, Alberta

MLS # A2292837



\$688,999

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|------------------|---|---------------|------------------|
| Division: | Hotchkiss | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,898 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Welcome to 308 Sora Terrace SE, a beautifully designed home located in the vibrant Sora community of Hotchkiss in Southeast Calgary. this thoughtfully laid out property is ideal for families and investors alike. The main floor features a functional open concept design complemented by a dedicated home office, perfect for remote work. The modern kitchen offers ample cabinetry, pantry space, and flows seamlessly into the dining and living areas, ideal for everyday living and entertaining. A convenient 2-piece bath, mudroom, and attached double garage complete this level. Upstairs, you’ll find a spacious primary retreat with a walk-in closet and a luxurious 5-piece ensuite, along with two additional well-sized bedrooms, a full 4-piece bathroom, upper-floor laundry, and a versatile family/bonus room overlooking the open-to-below design perfect for relaxing or family gatherings. The undeveloped basement offers the potential for a future two-bedroom layout, ready for your personal touch or investment vision. Situated in Sora at Hotchkiss, residents enjoy quick access to Stoney Trail and 17 Avenue SE, nearby schools, playgrounds, green spaces, and future commercial amenities. Just minutes away are East Hills Shopping Centre, Costco, restaurants, and everyday conveniences, making this an excellent location for long-term value and growth.