



GRASSROOTS
REALTY GROUP

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37 Sora Passage SE
Calgary, Alberta

MLS # A2309671



\$429,900

Division:	Hotchkiss		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to your first home. The Talo by Rohit Homes in Sora, Hotchkiss is a brand new, no-condo-fee detached home thoughtfully designed for buyers taking that exciting first step into homeownership - offering modern style, smart functionality, and real long-term value in one of Southeast Calgary's most anticipated new communities. With no monthly condo fees, full front and rear landscaping, and a rear concrete parking pad, the value here is built right in. The unfinished basement opens the door to future development, whether that means extra living space or a home office, giving you room to grow as your life evolves. Step inside to a bright, open-concept main floor where the kitchen, dining, and living areas flow naturally together. At the heart of it all is an oversized kitchen island ideal for morning coffee, weeknight dinners, and everything in between. Stainless steel appliances, quartz countertops, designer cabinetry, and boutique lighting make this a kitchen you'll be proud of. A rear mudroom with a built-in bench and a discreet powder room round out the main level with practical, everyday convenience. Upstairs, three well-sized bedrooms, a central bonus room, and upper-floor laundry give you the space and flexibility first-time buyers need. The primary suite features a walk-in closet and a private ensuite, your own quiet retreat at the end of the day. Peace of mind is included: this home comes with full Alberta New Home Warranty (1-2-5-10 year coverage) and is GST included in the listed price. As a first-time buyer, you may qualify for the First-Time Home Buyers' GST Rebate, saving up to \$50,000. Ask your REALTOR® for details. Located in Sora in Hotchkiss, just east of Stoney Trail with easy ring-road access, this community features a beautiful pond, parks, and pathways - with more amenities on the way. Shopping, restaurants, and major routes are all within easy reach.

This is your opportunity to own a brand new home, no compromises, no condo fees, and a builder you can trust. Photos and 3D tours reflect the Talo floorplan; finishes and colours may vary by lot. Visit the show home at 318 Sora Way SE - Mon–Fri 2:00–8:00 PM | Sat–Sun 12:00–5:00 PM.