



GRASSROOTS
REALTY GROUP

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399 Sora Boulevard SE
Calgary, Alberta

MLS # A2311859



\$529,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,567 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions:	None
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The Sellers offering to build the garage or fence of buyer choice! Sellers PAID property tax till the end of the year! Welcome Home! Stunning duplex offers a spacious, open-concept floor plan with elegant upgrades throughout, 9 feet ceilings and 8 feet oversized doors all over - making it the perfect family home. Featuring 3 bedrooms, 2.5 bathrooms, and a beautiful bonus room, the home boasts high-end finishes like 8-ft doors, a gas range and all appliances, upgraded flooring. Enjoy the luxurious full-width EAST front porch, perfect for relaxing in the morning and afternoon, and a prime location directly across from a playground, ideal for families with young children. With quick 2-minute access to Stoney Trail, you'll save time on your commute. The basement with separate entrance and two windows offers great potential for future development, allowing you to customize the space to your needs - for in-home business or rent-out. Cozy an sunny WEST facing backyard will be perfect for the spending time with family and friends. Whether you're entertaining or unwinding, this home combines style, comfort, and convenience in a truly desirable setting!