



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

608 Sora Boulevard SE
Calgary, Alberta

MLS # A2338377



\$599,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: N/A

THE WETLANDS ARE ACROSS THE STREET. THE WORK-FROM-HOME SPACE IS ALREADY BUILT IN. AND THE BASEMENT HAS BEEN THINKING AHEAD. — 608 Sora Boulevard SE is a MOVE-IN-READY Leonard model on a CORNER LOT, directly across from wetland green space — and there is A LOT here to get excited about. The main floor gives everyday life a little more room to work. The POCKET OFFICE creates a dedicated spot for work or homework, while the kitchen brings the kind of upgrades that actually change how the space feels: 42" upper cabinetry, QUARTZ COUNTERS, an extended island, BUILT-IN MICROWAVE, black Silgranit sink and a 600 CFM CHIMNEY-STYLE HOOD FAN. The living room is anchored by a FULL-HEIGHT ELECTRIC FIREPLACE FEATURE WALL, and the 10' X 10' REAR DECK is already set up with a BBQ gas line rough-in. Upstairs, the BONUS ROOM gives you a second living space without borrowing from the three bedrooms. The primary adds a walk-in closet and UPGRADED 60" SHOWER with built-in seat, while laundry is where it makes the most sense — on the bedroom level. And then there's the basement. It's unfinished, but it is FAR from an afterthought. With 9' foundation walls, a SEPARATE SIDE ENTRY, two enlarged egress-sized windows, bathroom rough-in, bar-sink rough-in and a second laundry rough-in, a lot of the groundwork for future plans is already in place. Add 200-amp service, TANKLESS HOT WATER and a 20' X 20' CONCRETE PARKING PAD, and the practical side of this home is every bit as compelling as the finished space. Sora carries that same appeal outside the front door, with WETLANDS, PATHWAYS, BOARDWALKS and places to sit by the water, while Seton and McKenzie Towne keep shopping, dining and everyday services close.

Immediate possession. Thoughtful upgrades. A corner setting across from green space. This one has plenty going for it — come see the rest for yourself. Contact your preferred REALTOR® and book a showing today. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession. Washer and dryer included on qualifying homes.