



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

819 Sora Boulevard SE
Calgary, Alberta

MLS # A2348196

\$539,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to HUDSON model by ROHIT HOMES, featuring 1,636 sq. ft., 3 bedrooms, 2.5 bathrooms, a separate entrance, rear concrete pad, quartz countertops, upgraded lighting fixtures, and much more! Ideally located in Sora at Hotchkiss in SE Calgary, this beautifully designed home offers easy access to parks, ponds, pathways, major roadways, and everyday amenities. Step inside to a bright, sun-filled open-concept main floor highlighted by 9-ft ceilings, large windows, and elegant coffered ceiling details. The spacious living, dining, and kitchen areas flow seamlessly together, creating an inviting space for everyday living and entertaining. The kitchen features a large quartz island with eating bar, stainless steel appliance package, designer cabinetry, and abundant storage. The main floor is completed by a convenient half bath, mudroom with closet, and built-in shelving. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with three separate closet areas and a well-appointed ensuite featuring a walk-in shower, quartz vanity, and ample storage. A convenient upper-floor laundry room with washer and dryer, plus another full bathroom, completes the level. The basement offers a separate entrance and excellent potential for future development, while the landscaped lot and rear detached garage concrete pad add to the home's functionality. A thoughtfully designed home combining modern finishes, practical living space, and an excellent SE Calgary location! "In accordance with industry standards and applicable regulations, the Price is inclusive of GST and reflects the application of the GST New Housing Rebate. First-Time Home Buyers may be eligible for an additional federal rebate, subject to qualification, which has not been applied to the stated Price and, if available, may reduce the purchaser's overall cost."

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