



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

696 Sora Boulevard SE
Calgary, Alberta

MLS # A2349737



\$614,900

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, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot		

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:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THE BASEMENT HAS BETTER FUTURE PLANS THAN MOST PEOPLE DO. With a separate side entry, 9' foundation walls, 200-amp service, TANKLESS HOT WATER and rough-ins already in place for a bathroom, laundry and sink, this home was built with its next chapter in mind! That same forethought shows up above grade. The CORNER-LOT position gives the home extra presence, with WETLANDS AND GREEN SPACE ACROSS THE STREET changing the view before you even get inside. At the rear, a 20' x 20' CONCRETE PARKING PAD with curb walls is already finished — a substantial piece of the property buyers won't need to add later. Inside, the main floor works hard without feeling busy. A POCKET OFFICE creates a dedicated landing spot for work, homework or household admin, while the kitchen leans into a more tailored finish with 48" UPPER CABINETRY, QUARTZ COUNTERS, a built-in microwave, 600 CFM chimney hood fan, soft-white Silgranit sink and matte-black details. The upgraded railing through the stairs and upper hall opens up the centre of the home and gives the plan a stronger architectural feel. Upstairs, the BONUS ROOM creates a genuine second living space rather than leftover circulation, with three bedrooms, laundry and two bathrooms arranged around it. The master adds its own walk-in closet and ensuite, keeping the upper floor functional without overcomplicating it. Sora carries the story outside with WETLANDS, PATHWAYS, BOARDWALKS and places to pause near the water, while Seton and McKenzie Towne keep shopping, dining and everyday services within easy reach. Complete, move-in ready and available for quick possession, this Leonard model from Homes by Avi is the kind of home that makes it very easy to STOP PLANNING, AND START PACKING. • PLEASE

NOTE: Photos are of a SHOWHOME of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos.