



GRASSROOTS
REALTY GROUP

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288 Sora Terrace SE
Calgary, Alberta

MLS # A2350499

\$569,500

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Dallas by Rohit Homes, a coveted floorplan that rarely comes up for sale, and this one gives you all the benefits of a newer home without waiting on a construction timeline! Completed in 2025 and offering approximately 1,726 sq. ft., this 3-bedroom, 2.5-bath semi-detached in Sora at Hotchkiss has the space, functionality and finishing touches already taken care of — including a south-facing backyard, deck, fencing, landscaping and double front attached garage. Step inside and you'll immediately appreciate how bright and open this home feels. ' ceilings, triple-pane windows and large windows across the rear bring in tons of natural light, while the open-concept main floor gives you plenty of room to gather, entertain and actually live. The kitchen is a standout with quartz countertops, stainless steel appliances, full-height cabinetry and a large island with seating. One of our favourite features? The walk-through pantry connects directly to the mudroom off the garage — because groceries, backpacks, boots and all the everyday stuff need somewhere to land! Upstairs, open railing keeps the space feeling light and airy and leads to a central bonus room perfect for movie nights, a kids' hangout or home office. The large primary suite gives you room to unwind with a walk-in closet and private 3pc ensuite, while two additional bedrooms, another full bathroom and convenient upper-floor laundry complete the level. The unfinished basement gives you room to grow with a separate side entrance and bathroom rough-in already in place. Behind the scenes, you'll also appreciate a 96% high-efficiency furnace, whole-home humidifier and substantial 80-gallon hot-water tank. Outside, there's no long list of projects waiting for you. The front is fully hardscaped while the south-facing backyard is already fenced, sodded and complete with a

deck. No waiting for final grades. No pricing out a fence and deck after possession. It's done. And don't overlook the double attached garage — room for vehicles, bikes, tires, tools and all the storage that comes with Calgary life, plus no scraping the windshield on those freezing winter mornings. Sora offers a quieter, nature-focused setting within Hotchkiss, surrounded by wetlands, ponds, pathways, boardwalks and green space all steps from your new home. Hotchkiss is planned with 51 acres of parks and pathways, a future K-9 school and approximately four acres of future commercial amenities, meaning even more convenience is coming as the community grows. For everything you need today, Seton, Mahogany and McKenzie Towne are just minutes away, offering plenty of shopping, dining, recreation and everyday amenities. You'll also have convenient access to South Health Campus, the YMCA at Seton, Fish Creek Provincial Park and major routes throughout the city. A hard-to-find Dallas, built in 2025 with the yard already done and no construction wait — move in and enjoy!