

# \$519,900 - 45 Sora Gate Se, Calgary

MLS® #A2224655

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,351 sqft

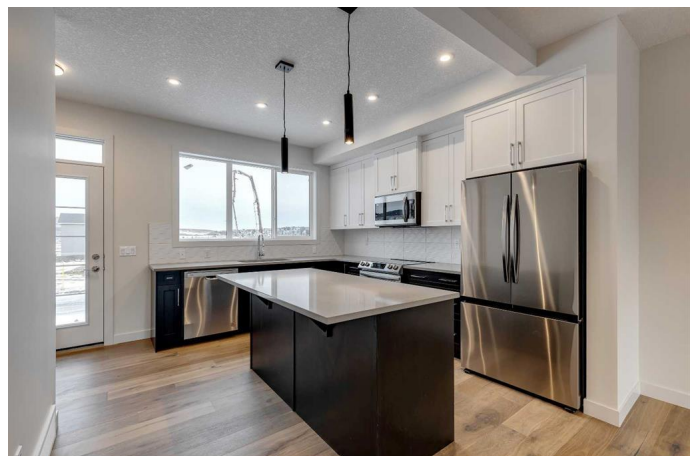
Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

\*\*\*The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home!

You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years.

This is a LIMITED-TIME opportunity! Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines\*\*\* Welcome to the Dundee, Master built by Douglas Homes in the vibrant new community of Sora. The open concept floor plan of this exceptional home showcases a large, light-filled great room, dining nook & spacious kitchen equipped with upgraded 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops - making this the perfect space for entertaining and casual dining. Premium engineered hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you'll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located in this thriving new community, with convenient commuter access



to Deerfoot, Stoney Trail AND nearby amenities, donâ€™t miss this unique opportunity to own this exquisite home! \*\*\*This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.

Built in 2025

**Essential Information**

MLS® #	A2224655
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	45 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M6

**Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	31
Zoning	R-GM
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	4th Street Holdings Ltd.
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