

\$499,000 - 448 Sora Boulevard Se, Calgary

MLS® #A2249720

\$499,000

3 Bedroom, 2.00 Bathroom, 1,514 sqft

Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!
LOCATION LOCATION - No condo fee TALO floorplan, middle of triplex 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. Note: This unit has not yet started construction. Possession around 2/3 quarter 2026. FEATURING: LARGE WINDOWS | CONCRETE PARKING PAD | BRAND NEW | All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad. This home is packed with features that make it a great option to consider



for your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the 'TALO' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending on Lot - confirm with builder. Get moving on this brand new place - before it's gone! *Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!

Built in 2025

Essential Information

MLS® #	A2249720
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,514
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	448 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M1

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	August 18th, 2025
Days on Market	8
Zoning	r-g
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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