

# \$509,900 - 45 Sora Gate Se, Calgary

MLS® #A2256155

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

\*Photos are representative - some finishes may vary\* Welcome to 45 Sora Gate! Step into the bright open-concept main floor, where the kitchen becomes the heart of the home. A large window overlooks the backyard, filling the space with natural light and keeping you connected to family activities while you cook. The kitchen also features quartz countertops, soft-close cabinetry, stainless appliances, and a spacious island-perfect for everyday living or hosting friends.

Soaring 9-foot ceilings and engineered hardwood floors add style and durability, ensuring this home feels both modern and lasting.

Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms offer flexibility for kids, guests, or a home office. A full family bathroom and convenient upstairs laundry complete the level.

With a detached double garage, no condo fees, and the peace of mind that comes with new-home warranty protection, this home is built with your future in mind. Located with quick access to Deerfoot and Stoney Trail, commuting and zipping around the city is a breeze. Surrounded by wetlands, pathways, and green space, Sora blends the calm of nature with easy access to the conveniences homeowners need. \*\*\* 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. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.\*\*\*

Built in 2025

**Essential Information**

MLS® #	A2256155
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
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 0A7

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open
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	Floorplan, Quartz Counters
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, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 14th, 2025
Days on Market	1
Zoning	R-Gm
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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