

# \$589,900 - 315 Sora Boulevard Se, Calgary

MLS® #A2212803

**\$589,900**

3 Bedroom, 5.00 Bathroom, 1,477 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Some homes just have the right energy—and this one has it in spades. Welcome to 315 Sora Boulevard SE, a brand-new Homes by Avi Alexis model that's equal parts stylish, functional, and full of smart upgrades that future-you will thank you for. Located in Calgary's up-and-coming southeast community of Sora, this 3-bedroom, 2.5-bath laned home delivers nearly 1,480 square feet of thoughtfully designed living space with purposeful touches throughout.

From the moment you walk in, you'll feel the difference. The main floor is open and airy, with luxury vinyl plank flooring, a welcoming great room, and a contemporary kitchen outfitted with quartz countertops, a central island, walk-in pantry, and rough-in for a gas stove. There's even a dedicated office nook—perfect for remote work, homework, or late-night Pinterest scrolling.

Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and sleek ensuite, while two additional bedrooms, a full bath, and upper-floor laundry room make daily living feel effortless. And for those planning ahead, the basement is full of possibilities. With a separate side entrance, 9-foot foundation walls, and rough-ins for a future bar sink or other plumbing options, it's ready for your vision—whether that's more living space, a private guest area, or even a secondary laundry setup (yes, there's a second



laundry rough in already in place).

Outside, enjoy a sodded front yard, a gas line roughed-in on the back deck for your future BBQ setup, and a 20â€™ x 20â€™ concrete pad just waiting for the garage youâ€™ve always wanted. The home also includes a 200-amp electrical panel and conduit roughed-in from the mechanical room to the attic for those considering future solar panel installation.

Set for completion in late May, this is your chance to get into a fresh, never-lived-in home in one of Calgaryâ€™s newest and most exciting communities. Sora is designed with connection and convenience in mindâ€”featuring scenic pathways, future parks, and quick access to Stoney and 22X.

If youâ€™re looking for a home that delivers both polish and potential, 315 Sora Boulevard SE might just be the one. Letâ€™s take a lookâ€”you wonâ€™t want to miss it.

PLEASE NOTE: Photos are of a finished Showhome of the same model, fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

### **Essential Information**

MLS® #	A2212803
Price	\$589,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,477
Acres	0.06
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	315 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad, See Remarks

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Humidity Control, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	R-Gm
HOA Fees	180

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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