

# \$559,900 - 315 Sora Boulevard Se, Calgary

MLS® #A2230069

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,477 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

NOT ALL NEW BUILDS THINK AHEAD â€”  
THIS ONE DOES.

Some new homes just hit the sweet spotâ€”and 315 Sora Boulevard SE nails it. This brand-new Homes by Avi Alexis model delivers 1,477 sq ft of thoughtfully designed space where every detail works harder for your lifestyle and your future plans.

On the main floor, an open layout blends LUXURY VINYL PLANK FLOORING, oversized windows, and a crisp designer kitchen with QUARTZ COUNTERS, a central island, WALK-IN PANTRY, and a gas line rough-in ready for your dream stove upgrade. And just off the staircase, youâ€™ll find a small built-in alcove â€” ideal for a desk, bookshelf, or console table â€” adding a touch of extra flexibility to your main floor without sacrificing living space.

Upstairs, the master bedroom offers a peaceful retreat with a walk-in closet and sleek ensuite. Two additional bedrooms, another full bath, and full-size UPPER-FLOOR LAUNDRY ROOM complete the well-balanced upper level.

Downstairs, your options expand. The basement features a separate side entry, 9â€™ foundation height, rough-ins for both a future wet bar and SECOND LAUNDRY HOOKUP, making it ideal for future income



potential, guest space, or multi-generational living. The forward-thinking design even includes a 200-AMP ELECTRICAL PANEL with SOLAR CONDUIT rough-in, setting you up for energy efficiency whenever you're ready.

Outside, enjoy a fully sodded front yard, BBQ GAS LINE rough-in off the rear deck, and a full 20' X 20' CONCRETE PAD ready for your future garage.

Located in Calgary's growing southeast community of Sora, you'll enjoy quick access to Stoney Trail and 22X, scenic pathways, parks, and all the long-term growth this vibrant new neighbourhood offers.

Fresh, functional, and far more flexible than many nearby options – THIS IS THE ONE TO SEE. Let's book your private tour today.

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® #	A2230069
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
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	High Efficiency, Forced Air, Natural Gas, Humidity Control
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	June 12th, 2025
Days on Market	30
Zoning	R-Gm
HOA Fees	180
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            CIR Realty

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