

# \$539,900 - 69 Sora Gate Se, Calgary

MLS® #A2205512

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.06 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.\*\*\* Meet the St. Andrews, a remarkable turn-key 3 Bedroom 2.5 Bath NO CONDO FEE townhome, master built by Douglas Homes, in the welcoming community of SORA. This unique home has all the upgrades! 9'™ knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, detached double garage, and a treated wood deck, all on a fully landscaped, fenced lot with SEPARATE SIDE ENTRY. The bright and spacious main floor layout includes a breezy open kitchen with 9' island, great room with oversized windows & electric fireplace and a convenient main floor powder room. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished



basement awaits your vision. Don't miss this unique opportunity to own an exceptional home in one of Calgary's newest communities. \*\*\*Photos are from a similar unit & are representative of features and finishes, floor plans may not be exactly as shown. Property taxes have not yet been assessed.

Built in 2025

**Essential Information**

MLS® #	A2205512
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	69 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M6

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Bathroom Rough-in, Separate Entrance
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	March 26th, 2025
Days on Market	83
Zoning	R-GM
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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