# \$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

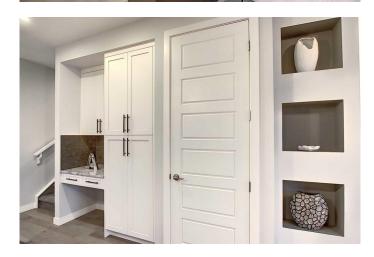
\*\*\*The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home!

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 opportunityâ€" 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'II 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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