

# \$540,000 - 115 Sora Terrace, Calgary

MLS® #A2241424

## \$540,000

3 Bedroom, 2.00 Bathroom, 1,504 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Quick possession Brand new no condo fee end unit 'TALO' townhome by Rohit Homes, with unmatched design interiors and striking exteriors to create elevated living. Featuring 1500+ sq ft, 3 bed/2.5 bath + Bonus, separate entrance, siding onto park (corner lot). All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers large windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the 'TALO' floorpan that is completed, your unit may have different



(colors/finishings/spec upgrades/design interior/elevation) depending on Lot - confirm with builder. At Rohit Homes, we know itâ€™s not just about having a functional floor plan, itâ€™s about having a space that youâ€™re proud to show off. Each of our homes features a distinct look that is inspired by you - our customers. Built by a 4-time Home Builder of the Year with Peace-of-mind 1-2-5-10 year new home warranty. Unparalleled level to living awaits. \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2241424               |
| Price          | \$540,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,504                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 115 Sora Terrace |
| Subdivision | Hotchkiss        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3S 0M1          |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer       |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished, Exterior Entry                                                  |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Other                                                                           |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 66              |
| Zoning         | r-g             |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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