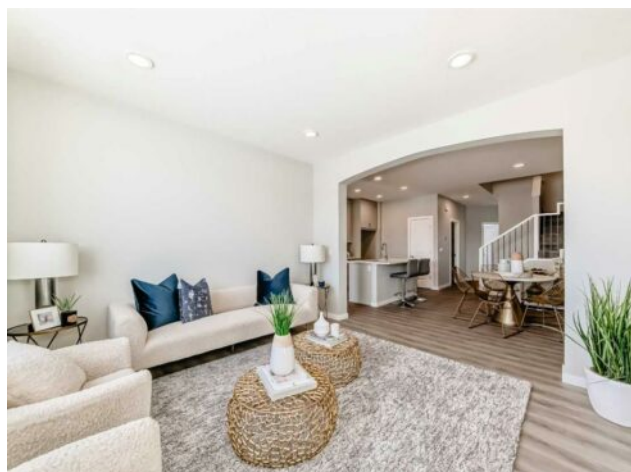


270 Sora Way SE
Calgary, Alberta

MLS # A2278256



\$579,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Outside, Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

A FULL BEDROOM AND FULL BATHROOM ON THE MAIN FLOOR IS THE HEADLINE FEATURE HERE—AND IT’S A WIN. It works equally well for guests, multigenerational living, or a proper home office that doesn’t take over shared space. It’s a choice that pays off immediately—and keeps paying off as life changes. The kitchen upgrades lean practical in the best way. FULL-HEIGHT CABINETRY means storage that actually works. QUARTZ COUNTERTOPS run throughout the home. A CHIMNEY-STYLE HOOD FAN with real airflow and a BUILT-IN MICROWAVE keep counters clear and sightlines clean. The ELECTRIC FIREPLACE is finished as a full-height feature wall—not a placeholder—giving the main living area a sense of completion and style. Upstairs, the CENTRAL BONUS ROOM does more than add square footage. It creates separation between the primary bedroom and the secondary bedrooms—something you’ll appreciate on busy mornings, quiet evenings, and everything in between. The primary bedroom adds a RAISED CEILING HEIGHT that brings noticeable volume, while laundry is upstairs, where it quietly saves time every week. The basement is unfinished, but not unplanned. A SEPARATE SIDE ENTRY, 9' foundation walls, a 200 AMP electrical panel, and ROUGH-INS FOR A FUTURE BATHROOM, SECOND LAUNDRY, AND BAR OR KITCHEN SINK mean fewer limitations and fewer expensive decisions down the road. This is groundwork you either have—or you don’t. Outside, the FRONT YARD IS SODDED and the 20' x 20' CONCRETE PARKING PAD is already done, keeping parking simple now and future garage plans straightforward. Located in Sora with quick access to Stoney Trail, parks, playgrounds, and growing amenities—and with

QUICK POSSESSION AVAILABLE—this is a home that holds up under scrutiny. If you’re comparing homes closely, THIS IS ONE WORTH SEEING before you rule anything out. • PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.