

315 Sora Boulevard SE
Calgary, Alberta

MLS # A2212803



\$589,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,477 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Zero Lot Line		

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

Inclusions: N/A

Some homes just have the right energy—and this one has it in spades. Welcome to 315 Sora Boulevard SE, a brand-new Homes by Avi Alexis model that's equal parts stylish, functional, and full of smart upgrades that future-you will thank you for. Located in Calgary's up-and-coming southeast community of Sora, this 3-bedroom, 2.5-bath laned home delivers nearly 1,480 square feet of thoughtfully designed living space with purposeful touches throughout. From the moment you walk in, you'll feel the difference. The main floor is open and airy, with luxury vinyl plank flooring, a welcoming great room, and a contemporary kitchen outfitted with quartz countertops, a central island, walk-in pantry, and rough-in for a gas stove. There's even a dedicated office nook—perfect for remote work, homework, or late-night Pinterest scrolling. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and sleek ensuite, while two additional bedrooms, a full bath, and upper-floor laundry room make daily living feel effortless. And for those planning ahead, the basement is full of possibilities. With a separate side entrance, 9-foot foundation walls, and rough-ins for a future bar sink or other plumbing options, it's ready for your vision—whether that's more living space, a private guest area, or even a secondary laundry setup (yes, there's a second laundry rough in already in place). Outside, enjoy a sodded front yard, a gas line roughed-in on the back deck for your future BBQ setup, and a 20' x 20' concrete pad just waiting for the garage you've always wanted. The home also includes a 200-amp electrical panel and conduit roughed-in from the mechanical room to the attic for those considering future solar panel installation. Set for completion in late May, this is your chance to get into a fresh,

never-lived-in home in one of Calgary's newest and most exciting communities. Sora is designed with connection and convenience in mind—featuring scenic pathways, future parks, and quick access to Stoney and 22X. If you're looking for a home that delivers both polish and potential, 315 Sora Boulevard SE might just be the one. Let's take a look—you won't want to miss it. 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.