

\$580,000 - 267 Sora Terrace Se, Calgary

MLS® #A2260463

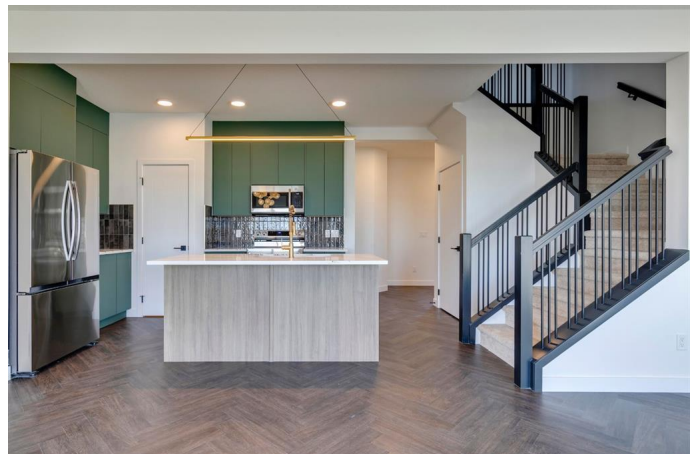
\$580,000

3 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Brand new The 'DALLAS' half duplex with double front attached garage, Built by Rohit Homes, with unmatched design interiors and striking exteriors to create elevated living. Possession could be early 2026. Featuring: 1,726 sq ft, 3 bed / 2.5 bath, upper bonus, separate entrance, double front attached garage, sod front/back & more. 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 modern open main floor layout with all the features you can ask for. With tall 9ft ceilings, large windows across the rear, the home is left feeling bright and inviting all day long. Main floor has dining, living space and a large chefs kitchen which includes SS appliances, quartz counters, large island (with place for bar stools), designer cabinets, walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the dining, and living space. Upstairs, find 3 good size bedrooms, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. En-suite has shower/Tub combo, vanity and toilet. To complete upper level is another full bath with bath/shower combo, and laundry. There is separate entrance to basement. To wrap this up is a front attached garage - a must have for our winters! All pictures and 3D tours are of the 'Dallas' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design



interior/elevation) - 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. Note: The listed price includes GST - 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. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *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® #	A2260463
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	267 Sora Terrace Se
---------	---------------------

Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M1

Amenities

Amenities	Other, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

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

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	46
Zoning	r-g
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.