



## 311 Sora Boulevard Calgary Alberta

\$599,900

Welcome to 311 Sora Boulevard SE, a beautifully upgraded home nestled in the vibrant, growing community of Sora at Hotchkiss. Situated on a desirable corner lot with a back lane and a 20'x20' concrete parking pad, this two-storey Homes by Avi gem offers the perfect balance of style, function, and future potential. Step inside to discover a spacious entryway with a closet, leading to the open-concept living area where comfort meets practicality. The kitchen is a chef's dream, complete with 48" cabinets, sleek quartz countertops, a 400 CFM chimney hood fan, a pantry, and an island with a breakfast bar—perfect for casual mornings or impromptu gatherings. The dining room at the back of the home is ideal for family meals or hosting friends, with a rear entry leading to a cozy deck that's just waiting for you to relax and enjoy the outdoors. Gas lines are roughed in for both the stove and a future BBQ, so you're all set for those outdoor dinner parties. For savvy investors, 311 Sora Boulevard SE presents an exceptional opportunity with plenty of upgrades that add both immediate value and long-term potential. The home features a side entry to the basement and 9' foundation walls, giving you the flexibility to develop additional living space or even a separate suite in the future. (Of course, subject to all permitting and rules from the municipality.) Inside, a 200 AMP electrical panel and an upgraded 80-gallon electric hot water tank ensure both efficiency and capacity are top-notch. Plus, with a rough-in for a bar sink in the basement, you're all set to create a stylish space that suits your needs, whether you're looking to rent out or expand the living area. Upstairs, the master bedroom is a peaceful retreat, offering a large walk-in closet and a 3-piece ensuite—perfect for unwinding after a busy day. Two spacious secondary bedrooms provide ample room for family or guest...

Primary Bedroom 12.33 Ft x 13.00 Ft

Other Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

Bedroom 10.00 Ft x 9.33 Ft

Office 6.00 Ft x 5.67 Ft

Living room 12.00 Ft x 13.00 Ft

Kitchen 12.17 Ft x 13.00 Ft

Pantry .00 Ft x .00 Ft

Dining room 10.00 Ft x 13.00 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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**Bedroom** 10.00 Ft x 9.33 Ft

**Other** Measurements not available