



## 411 Sora Boulevard Calgary Alberta

\$584,900

Welcome to your brand-new semi-detached gem in the vibrant Sora community! This beautifully designed 3-bedroom, 2.5-bathroom home offers modern elegance and comfort just minutes away from essential amenities, schools, parks, and a hospital. As you enter, you'll be greeted by an inviting living area featuring a cozy fireplace, perfect for creating warm memories with family and friends. The heart of the home is the stunning kitchen, boasting luxurious granite countertops and stylish dual-tone cabinets that elevate both functionality and aesthetics. Adjacent to the kitchen is a charming coffee nook in the dining area, an ideal spot for enjoying your morning brew or a casual meal. The main floor features impressive 8-foot doors that add a touch of sophistication and a sense of spaciousness throughout the living areas. Large windows flood the space with natural light, enhancing the warm and welcoming atmosphere. The expansive front porch invites you to relax and unwind, offering a perfect spot for sipping your favourite drink while enjoying the outdoors and watching your kids play in the park right across the street. Upstairs, the spacious master suite is a private retreat, complete with a luxurious ensuite featuring a dual vanity—ideal for busy mornings and added convenience and a walk in closet. Two additional generously sized bedrooms offer plenty of room for family or guests, accompanied by a well-appointed second bathroom. The outdoor space is equally impressive, featuring a rare 3,160 sq ft lot for a semi-detached home. A 20 by 20 concrete pad in the back provides a fantastic opportunity for future garage construction or additional outdoor living space, whether for entertaining or gardening. The basement features a separate entry and is ready for your personal touch, complete with rough-ins for additional bathrooms and two egress windows for future development, provid...

2pc Bathroom 7.08 Ft x 2.92 Ft

Dining room 13.50 Ft x 9.17 Ft

Kitchen 17.00 Ft x 12.83 Ft

Living room 13.83 Ft x 12.58 Ft

3pc Bathroom 9.83 Ft x 6.83 Ft

4pc Bathroom 8.08 Ft x 8.75 Ft

Bedroom 9.92 Ft x 10.25 Ft

Bedroom 10.92 Ft x 9.67 Ft

Primary Bedroom 12.58 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:

Coldwell Banker Mountain Central



See

**Mirror**

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