



## 359 Sora Boulevard Calgary Alberta

\$599,900

MOVE INTO A SINGLE FAMILY HOME BEFORE THE HOLIDAYS!! - Experience nature-inspired living in this beautiful Homes by Avi Gregory model, nestled in Sora's peaceful, wetland-wrapped community. Imagine morning walks along scenic boardwalks, spotting local wildlife, and unwinding in a place that truly feels like a retreat. This two-story beauty opens with a charming front porch—perfect for that first cup of coffee. Step inside to find 9-foot ceilings, creating an airy and welcoming feel, and a versatile flex room that's just waiting to become your cozy reading nook or work-from-home hideaway. At the heart of the home, the open-concept kitchen, dining nook, and living room create a vibrant space to cook, share meals, and relax together. The kitchen is a showstopper with a spacious island, breakfast bar, full-height cabinets, chimney hood fan, and built-in microwave—all ready to inspire your inner chef! And don't miss the rear deck off the mudroom, where summer evenings with friends and a BBQ are just calling your name. Upstairs, you'll find two cheerful secondary bedrooms, a 3-piece bath, and a super convenient laundry room. Your primary suite is a true sanctuary with a luxurious 5-piece ensuite—complete with a soaker tub, double sinks, and a large walk-in closet that will make organizing a joy. The quartz countertops throughout add a touch of elegance to every room. Out back, the 20'x20' concrete parking pad, accessible from the alley, is ready for your vehicles, with future garage possibilities. And with 9-foot foundation, side entry and roughed-in plumbing, the unfinished basement is full of potential for whatever you dream up. With possession set for November 2024, this home is ready to welcome you into the nature-inspired, peaceful community of Sora, where you can truly relax and grow. Contact us today to schedule a viewing and take the next step toward owning yo...

Primary Bedroom 12.00 Ft x 13.00 Ft

5pc Bathroom Measurements not available

Other Measurements not available

3pc Bathroom Measurements not available

Bedroom 11.83 Ft x 9.33 Ft

Bedroom 11.50 Ft x 9.33 Ft

Office 6.00 Ft x 4.67 Ft

Other 10.83 Ft x 13.00 Ft

2pc Bathroom Measurements not available

Kitchen 13.00 Ft x 8.33 Ft

Pantry .00 Ft x .00 Ft

Dining room 11.00 Ft x 10.17 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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**Laundry room** Measurements not available

**Other** Measurements not available

**Living room** 12.00 Ft x 13.00 Ft

**Other** Measurements not available