



286 Sora Way Calgary Alberta

\$589,900

BUYING IN A BRAND NEW COMMUNITY IS A LITTLE LIKE BEING THE FIRST TO DISCOVER A GREAT BRUNCH SPOT--there's no lineup yet, the prices are still decent, and you get to brag that you knew about it before it was cool. Welcome to 286 Sora Way SE, a detached single family home in SORA, ONE OF SOUTHEAST CALGARY'S NEWEST--AND MOST PROMISING--NEIGHBOURHOODS. Now, let's talk about what makes this home such a smart move. First off, it's not a duplex. It's a fully detached, 2-storey home with a SUNNY WEST-FACING FRONT YARD and a 20' X 20' REAR CONCRETE PARKING PAD--future garage-ready, or perfect for your current ride and that Costco haul. With 1,608 sq. ft. of finished space, the layout checks off all the family must-haves: 3 bedrooms, 2.5 baths, upstairs laundry, a bonus room for movie nights (or chaos containment), and even a MAIN FLOOR POCKET OFFICE. Because yes--you can have your open-concept cake and a Zoom corner too. THE KITCHEN IS FULLY LOADED--with quartz countertops, 48" upper cabinets to the ceiling, a chimney hood fan, built-in microwave, and even an UPGRADED SILGRANIT SINK (because beige plastic sinks deserve to stay in the '90s). The living room features a SLEEK ELECTRIC FIREPLACE, and the 9' ceilings on both the main floor and basement give everything a little extra breathing room. Speaking of the basement--IT'S GOT FUTURE POTENTIAL WRITTEN ALL OVER IT. With a side entrance, 9' foundation walls, an 80-gallon hot water tank, rough-ins for laundry, a sink, and a full bathroom, it's prepped and ready for development that can grow with your family (or your teenagers who definitely want their own space). Now back to the bigger picture--why buy early in a community like Sora? Here's the scoop: early buyers often benefit from stronger appreciation as new parks, schools, and shopping options get added in. You're not just buying a home--YOU'RE INVESTING IN EVERYTHING THAT'S ...

Other Measurements not available

Living room 15.17 Ft x 13.00 Ft

Office 6.00 Ft x 5.67 Ft

Dining room 12.17 Ft x 13.00 Ft

Other 10.67 Ft x 13.00 Ft

Bonus Room 11.00 Ft x 13.00 Ft

Bedroom 10.00 Ft x 9.17 Ft

Bedroom 10.00 Ft x 9.50 Ft

Laundry room Measurements not available

3pc Bathroom Measurements not available

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Pantry	.00 Ft x .00 Ft	Primary Bedroom	10.33 Ft x 13.00 Ft
2pc Bathroom	Measurements not available	Other	Measurements not available
Other	Measurements not available	3pc Bathroom	Measurements not available