



## 359 Sora Boulevard Calgary Alberta

\$629,900

MOVE IN TO A SINGLE FAMILY HOME BEFORE THE HOLIDAYS!! - Discover the charm of nature-focused living in this stunning Homes by Avi Gregory model, located in the serene community of Sora. Nestled around natural wetlands, Sora offers peaceful walks along scenic boardwalks and birdwatching opportunities right at your doorstep. This two-story detached home blends comfort and style, perfect for those looking to settle in a tranquil environment. The main entry features an inviting front porch—perfect for enjoying a morning coffee. Step inside and you'll be greeted by 9' ceilings and a versatile flex room that could easily become your home office or a cozy den. The open-concept kitchen, nook, and living room are the heart of the home, complete with a large island with a breakfast bar, full-height cabinets, a sleek chimney hood fan, and a built-in microwave. Off the mudroom, the rear deck is ready for summer BBQs and quiet evening dinners outdoors. Don't forget the included SIDE ENTRY to this home for potential options down the road. Upstairs, you'll find two bright and airy secondary bedrooms, a 3-piece bath, and a handy laundry room. The master suite is a true sanctuary, featuring a 5-piece ensuite with a luxurious soaker tub, double sinks, and a walk-in closet that's perfect for organizing your wardrobe. And with quartz countertops throughout, this home blends style and practicality effortlessly. Out back, the 20'x20' CONCRETE PARKING PAD with alley access is ready for your vehicles or future garage plans. Plus, the unfinished basement with 9FT CEILINGS with plumbing roughed in, offers endless possibilities for creating more living space. 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. Come see the Gregory Showhome to find out what this gorgeous home will ...

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

Other 10.83 Ft x 13.00 Ft

Office 6.00 Ft x 4.67 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

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Listing Presented By:



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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