



270 Sora Way Calgary Alberta

\$579,900

IF YOU'RE HOPING TO SETTLE IN BEFORE THE HOLIDAYS, THIS ONE MAKES IT SURPRISINGLY EASY.

Immediate possession means the timeline isn't theoretical—you can actually be living here while the rest of the city is still hunting for wrapping paper. The MAIN-FLOOR BEDROOM sets the tone for the entire home: thoughtful, flexible, and built for real life. With its own FULL BATHROOM just steps away, it works for visiting family, aging parents, or a dedicated office that doesn't compete with the rest of the plan. From there, the main floor opens into a bright, grounded interior—9' CEILINGS, warm wood-tone vinyl plank, and a kitchen that gets the details right: full-height Oxford grey cabinetry, quartz countertops, a smoky stacked-subway backsplash, SILGRANIT UNDERMOUNT SINK, 400 CFM CHIMNEY HOOD FAN, and BUILT-IN MICROWAVE. The living room's 50" ELECTRIC FIREPLACE feature wall gives the space a calm, modern anchor, and the open flow into the dining area makes both everyday routines and seasonal gatherings feel effortless. Upstairs, a CENTRAL BONUS ROOM creates separation between the master and the secondary bedrooms—so night owls, early risers, and winter-break sleepovers can peacefully coexist. The master steps things up with a RAISED CEILING HEIGHT, a bright walk-in closet, and an ensuite finished in soft, neutral tile. Laundry sits exactly where it should be—on the same floor as the clothes. A SEPARATE SIDE ENTRY, 9' foundation walls, a 200 AMP electrical panel, and thoughtful ROUGH-INS—FOR A BATHROOM, SECOND LAUNDRY, AND BAR/KITCHEN SINK—mean the basement isn't just unfinished, it's intentionally set up for the future. Whether that turns into multigenerational space, added living area, or long-term flexibility you can grow into, the groundwork is already done. Outside, the front yard is already sodded, and the 20' x 20' concrete parking pad is ready for a future garage w...

Other Measurements not available

Bedroom 10.83 Ft x 10.67 Ft

3pc Bathroom Measurements not available

Kitchen 12.33 Ft x 8.50 Ft

Pantry Measurements not available

Bonus Room 11.00 Ft x 7.67 Ft

Primary Bedroom 11.17 Ft x 13.00 Ft

Other Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

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Listing Presented By:



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Dining room	11.00 Ft x 7.00 Ft	Laundry room	Measurements not available
Living room	12.00 Ft x 13.00 Ft	Bedroom	10.00 Ft x 9.33 Ft
Other	Measurements not available	Bedroom	11.00 Ft x 9.33 Ft