

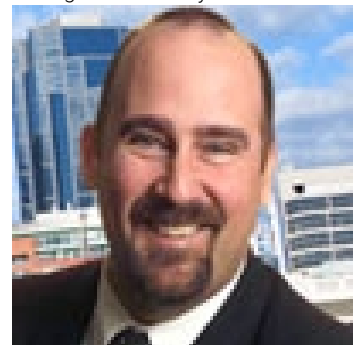


# 355 Sora Boulevard Calgary Alberta

\$574,900

MOVE INTO A SINGLE FAMILY HOME FOR THE NEW YEAR!! - Experience nature-inspired living in this beautiful Homes by Avi LEONARD 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 beautiful and popular LEONARD home in the brand new community of Sora with amazing access off 22x and Stoney Trail SE! With 3 bedrooms and 2.5 bathrooms, this spacious and functional layout offers everything you need to start your homeownership journey. Step inside to a bright and open main floor featuring 9-foot ceilings, creating a welcoming atmosphere. A cozy pocket office provides the perfect space for a home office or reading nook—just waiting for you to make it your own. The open-concept kitchen, dining nook, and living room create the ideal space for family meals, relaxing, and entertaining overlooking your WEST FACING yard. The kitchen is a true highlight, featuring a large quartz island, full-height cabinets, a chimney hood fan, and a built-in microwave, all designed to inspire your inner chef. And when the weather's nice, enjoy summer BBQs on the rear deck just off the mudroom. It's the perfect spot to unwind with friends and family. Upstairs, you'll find two bright and cheerful bedrooms, a spacious bonus room perfect for movie nights, a 3-piece bathroom, and a convenient upstairs laundry room to make chores easier. Your primary suite is a true retreat, with a 3-piece ensuite and a large walk-in closet to keep everything organized. Plus, the elegant quartz countertops in the bathrooms add a modern, high-end touch. Outside, the included 20'x20' concrete parking pad off the alley is perfect for parking your vehicles and offers the potential for a future garage. The unfinished basement, with roughed-in plumbing, side entry, and 2 windows, is f...

Listing Presented By:



Originally Listed by:  
CIR Realty

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Primary Bedroom 13.00 Ft x 10.33 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Bedroom 10.00 Ft x 9.50 Ft

Bedroom 10.00 Ft x 9.17 Ft

Laundry room Measurements not available

Other Measurements not available

Office 6.00 Ft x 5.67 Ft

2pc Bathroom Measurements not available

Kitchen 13.00 Ft x 10.67 Ft

Pantry .00 Ft x .00 Ft

Dining room 13.00 Ft x 12.17 Ft

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

**3pc Bathroom** Measurements not available

**Living room** 15.17 Ft x 13.00 Ft

**Bonus Room** 13.00 Ft x 11.00 Ft

**Other** Measurements not available