



828 Sora Boulevard Calgary Alberta

\$514,900

THE BASEMENT IS ALREADY MAKING PLANS BEHIND YOUR BACK--and you're probably going to approve. With 9' foundation walls, a separate side entry, an enlarged egress window and ROUGH-INS FOR A BATHROOM, LAUNDRY AND FUTURE WET BAR or kitchen area, this home has already handled some of the expensive groundwork for whatever comes next. More living space, multi-generational flexibility or future income potential--the options are waiting downstairs. Up top, everyday life is equally well planned. A FULL-WIDTH COVERED PORCH gives the home real presence, while oversized front windows fill the living room with light and an ELECTRIC FIREPLACE brings the cozy. The MAIN FLOOR POCKET OFFICE is a proper little headquarters with data wiring and storage--ideal for remote work, homework or hiding with a coffee while the rest of the house sorts itself out. The kitchen brings Oxford Grey cabinetry, QUARTZ COUNTERS, a smoky tile backsplash, 48" upper cabinets, a CHIMNEY HOOD FAN and a BUILT-IN MICROWAVE with a deep pot drawer below. The KITCHEN ISLAND adds prep space and casual seating, the pantry keeps clutter contained, and the dedicated dining area gives meals--and furniture--a proper place to land. From there, step onto the 10' x 10' REAR DECK with a BBQ gas line. The 20' x 20' CONCRETE PARKING PAD is ready for two vehicles or a future garage. Upstairs, the CENTRAL BONUS ROOM gives everyone somewhere else to be--always a win. Three bedrooms and upper laundry keep daily life efficient, while the primary adds a windowed walk-in closet, DUAL SINKS and an UPGRADED SHOWER with a built-in seat. Sora brings nature into the daily routine with WETLANDS, OPEN GREEN SPACE, WALKING TRAILS, BOARDWALKS and places to pause near the water. Seton and McKenzie Towne keep shopping, dining and services within easy reach, while Fish Creek Provincial Park, Ralph Klein Park and the Bow River add even more room t...

Other Measurements not available

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Living room 15.83 Ft x 12.00 Ft

Office 6.00 Ft x 4.67 Ft

Dining room 10.00 Ft x 12.00 Ft

Bonus Room 11.58 Ft x 11.67 Ft

Primary Bedroom 13.00 Ft x 11.67 Ft

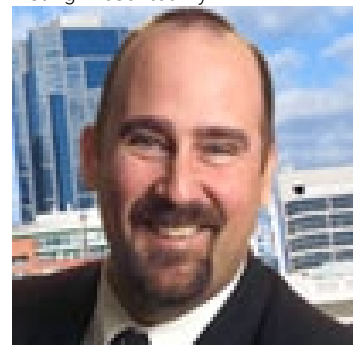
Other Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

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Listing Presented By:



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Kitchen	14.50 Ft x 11.17 Ft	Bedroom	10.00 Ft x 8.33 Ft
Pantry	Measurements not available	Bedroom	10.00 Ft x 8.33 Ft
2pc Bathroom	Measurements not available	4pc Bathroom	Measurements not available
Other	Measurements not available		