

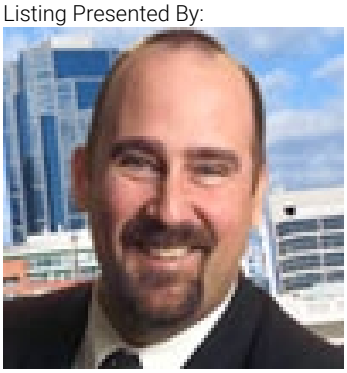
840 Sora Boulevard Calgary Alberta

$494,900

ARE YOU THE KIND OF BUYER WHO THRIVES IN A NEW COMMUNITY: the one who sees fresh pathways, brand new parks, and a neighbourhood just beginning to take shape -- and thinks, "Perfect. I get to grow with this place." If that's you, WELCOME TO SORA! The ponds are in, the green spaces are mapped, the playgrounds are ready for their first round of neighbourhood kids, and the long-term plan is already well underway.And the home itself? It's refreshingly practical. The Finley skips the gimmicks and focuses on function: a main floor with real circulation, a living room that fits an actual sofa, a kitchen with taller 42" cabinets, QUARTZ COUNTERTOPS, a CHIMNEY HOODFAN, and storage solutions that feel designed by someone who has actually unloaded groceries before.Upstairs, the primary bedroom gets a surprisingly cheerful perk: a WALK-IN CLOSET WITH A WINDOW, making it feel more like a tiny dressing room than a storage space. QUARTZ IN BOTH FULL BATHS keeps the finishes consistent, and the laundry is conveniently located on the upper floor, saving you from the up and down stair routine.The basement, though, is the real long-term win: SEPARATE SIDE ENTRY, 9' FOUNDATION WALLS, 200-AMP PANEL, with BATHROOM, LAUNDRY AND BAR SINK ROUGH-INS ready to go when you are. Future you is going to be very smug about that. Out back, you've already got the 20'x20' CONCRETE PARKING PAD and a rear deck all ready for your first Sora summer.Here's the thing about buying early in a new community: the perks accumulate quietly. You learn the WALKING PATHS before they hit the brochures, you MEET NEIGHBOURS before everyone retreats behind mature trees, and you get to watch EVERYDAY CONVENIENCES appear one by one -- PARKS, SCHOOLS, SHOPS -- until suddenly you're the "original owner" people ask for advice.If a MOVE-IN READY HOME WITH LONG-TERM POTENTIAL is what you've been waiting for, go ahead and book ...

Other Measurements not available
Other Measurements not available
Living room 13.00 Ft x 12.00 Ft
Other 13.67 Ft x 13.00 Ft
Pantry Measurements not available
Primary Bedroom 13.33 Ft x 11.67 Ft
Other Measurements not available
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 10.00 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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RE/MAX Realty Professionals

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

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

Dining room 10.00 Ft x 11.17 Ft

2pc Bathroom Measurements not available

Other Measurements not available

Bedroom 10.00 Ft x 8.42 Ft

Laundry room Measurements not available