

267 Sora Terrace SE  
Calgary, Alberta

MLS # A2260463

**\$580,000**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Hotchkiss                              |               |                  |
| <b>Type:</b>     | Residential/Duplex                     |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side        |               |                  |
| <b>Size:</b>     | 1,726 sq.ft.                           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                        | <b>Zoning:</b>    | r-g |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance |                   |     |

**Inclusions:** n/a

Brand new The 'DALLAS' half duplex with double front attached garage, Built by Rohit Homes, with unmatched design interiors and striking exteriors to create elevated living. Possession could be early 2026. Featuring: 1,726 sq ft, 3 bed / 2.5 bath, upper bonus, separate entrance, double front attached garage, sod front/back & more. All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, featuring a pond, paths, easy access to major highways and more. Step inside to an expansive modern open main floor layout with all the features you can ask for. With tall 9ft ceilings, large windows across the rear, the home is left feeling bright and inviting all day long. Main floor has dining, living space and a large chefs kitchen which includes SS appliances, quartz counters, large island (with place for bar stools), designer cabinets, walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the dining, and living space. Upstairs, find 3 good size bedrooms, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. En-suite has shower/Tub combo, vanity and toilet. To complete upper level is another full bath with bath/shower combo, and laundry. There is separate entrance to basement. To wrap this up is a front attached garage - a must have for our winters! All pictures and 3D tours are of the 'Dallas' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) - confirm with builder. At Rohit Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off. Each of our homes features a distinct look that is inspired by you - our customers. Built by a 4-time Home Builder of the Year with Peace-of-mind 1-2-5-10 year new home warranty. Unparalleled level

to living awaits. Note: The listed price includes GST - The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!