

# \$808,000 - 405 Sora Way Se, Calgary

MLS® #A2237133

**\$808,000**

4 Bedroom, 3.00 Bathroom, 2,398 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Step into modern comfort and style with the beautifully designed Damon!

Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you.

This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.

This home features an executive kitchen with built-in stainless steel appliances, gas cooktop, chimney hood fan, waterfall island and a walk-in pantry. The main floor offers a spacious flex room, and the basement has 9' ceilings with a private side entrance. Upstairs, enjoy a vaulted bonus room, upper floor laundry, and a luxurious 5-piece ensuite with soaker tub, dual sinks, quartz counters, and a walk-in shower with tiled walls. Other touches include extra windows and paint-grade railings with iron spindles. Backing onto a peaceful pond, the rear deck with gas line rough-in is perfect for relaxing or entertaining outdoors.



Photos are representative.

Built in 2024

**Essential Information**

MLS® #	A2237133
Price	\$808,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,398
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	405 Sora Way Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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