



**81 Sora Gate SE
Calgary, Alberta**

MLS # A2295325



\$499,900

Division:	Hotchkiss		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,293 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Welcome to 81 Sora Gate! This former show home does not disappoint! Step into the bright open-concept main floor, where the kitchen becomes the heart of the home. A large window (window coverings included) overlooks the backyard, filling the space with natural light and keeping you connected to family activities while you cook. The kitchen also features quartz countertops, stainless appliances, and a spacious island-perfect for everyday living or hosting friends. Soaring 9-foot ceilings and engineered hardwood floors add style and durability. Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms offer flexibility for kids, guests, or a home office. A full family bathroom and convenient upstairs laundry complete the level. With a detached double garage, Air conditioning and no condo fees, this home is built with your future in mind. Located with quick access to Deerfoot and Stoney Trail, commuting and zipping around the city is a breeze. Surrounded by wetlands, pathways, and green space, Sora blends the calm of nature with easy access to the conveniences homeowners need. *** 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.***