



**GRASSROOTS**  
REALTY GROUP

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**106 Sora Gardens SE**  
**Calgary, Alberta**

**MLS # A2306492**



**\$514,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Welcome to 106 Sora Gardens SE! This brand new home offers smart design, flexible space, and long-term value for today's young families. This duplex-style home is thoughtfully laid out to support both everyday living and future needs. The open concept main floor features 9-foot ceilings and durable engineered hardwood, and large windows create a bright, welcoming space. The kitchen's central island anchors the home with quartz countertops, generous cabinetry, and a seamless flow into the dining and great room-ideal for family meals, entertaining, or busy mornings. Upstairs, the primary bedroom retreat includes a walk-in closet and ensuite with double sinks, while two additional bedrooms adapt easily for kids, guests, or a home office. A loft-style bonus space adds valuable flexibility for a play area, homework zone, or second living space. Upstairs laundry is the icing on the cake. A separate side entrance to the basement provides future flexibility for expanded living space or potential for income suite (subject to city approval). With no condo fees, new-home warranty protection, and easy access to Deerfoot and Stoney Trail, this home offers both long term value and convenience. Set within Sora's network of wetlands, pathways, and green space, it is a community designed to make life easier for you. \*\*\* 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.\*\*\*