



**66 Sora Gardens SE  
Calgary, Alberta**

**MLS # A2307188**



**\$569,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Outside, Parking Pad, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

SORA IS ONE OF SOUTHEAST CALGARY'S NEWEST NEIGHBOURHOODS, AND IT'S QUICKLY TAKING SHAPE &mdash; pathways, ponds, future green spaces, and easy access to Stoney Trail. This MOVE-IN READY detached two-storey puts your family right in the middle of that growth, without the wait of new construction. This 3-bed, 2.5-bath layout was designed for real family life, not just pretty photos. You get a bright SOUTH-FACING front yard, a 20' x 20' rear concrete parking pad, a BONUS ROOM for movie nights (or sibling separation), upstairs laundry, and even a MAIN FLOOR POCKET OFFICE that gives you a dedicated work zone without sacrificing the open-concept feel. The kitchen brings the upgrades that matter: quartz countertops, 48" UPPERS, a chimney hood fan, BUILT-IN MICROWAVE, and an UPGRADED SILGRANIT SINK. The main floor keeps things bright and easy with 9' CEILINGS, an open-concept layout, and a comfortable living area that connects naturally to the kitchen and dining space &mdash; exactly the kind of flow that makes weeknights, hosting, and everyday family life feel a little less chaotic. The basement is prepped for future growth with 9' foundation walls, a separate side entrance, TANKLESS HOT WATER, bathroom rough-ins, laundry rough-ins, and a sink rough-in. Whether you're dreaming of extra living space or a zone teenagers can disappear into, the groundwork is already in place. And here's the long-game benefit: as Sora continues to develop &mdash; with new amenities, gathering spaces, and everyday conveniences on the horizon &mdash; early homeowners are often the first to see that value build. Combine that with fast access to major routes, South Health Campus, and the Seton YMCA, and you've got a location that balances breathing room with urban

convenience. If your family's been craving more space, more privacy, and a foothold in a growing neighbourhood, this home is ready when you are. Let's go take a look &mdash; you'll see what I mean the moment you walk in. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model &ndash; fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.