



**37 Sora Gardens SE  
Calgary, Alberta**

**MLS # A2310880**



**\$845,387**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,332 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

The executive kitchen features stainless steel appliances, gas cooktop, Silgranit sink, and a walk-in family living—along with a cozy electric fireplace accented by a mantle and tile surround. Upstairs, enjoy a vaulted bonus room, convenient upper floor laundry, and a luxurious 5-piece ensuite complete with a soaker tub, fiberglass base shower with tiled walls, and a bank of drawers in the vanity. Tile flooring extends throughout the upper bathrooms, while the basement bathroom also features a tiled shower with fiberglass base. Additional highlights include quartz countertops with undermount rectangular sinks, paint grade railing with iron spindles, triple pane windows, extra windows throughout for abundant natural light, side entrance, & basement ceilings, and a rear deck with BBQ gas line rough-in. 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, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of 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. Photos are representative.