



**65 Sora Gardens SE  
Calgary, Alberta**

**MLS # A2315013**



**\$733,760**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,366 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 65 Sora Gardens by Sterling Homes Calgary! The executive kitchen features stainless steel appliances, chimney hoodfan, gas range, built-in microwave, pendant lighting over the island, and a separate spice kitchen complete with its own gas range and pantry shelving. The main floor also includes a versatile flex room and a cozy electric fireplace with MDF mantle, while additional windows throughout bring in an abundance of natural light. Upstairs, enjoy a vaulted bonus room, convenient upper floor laundry, and a luxurious 5-piece ensuite with a soaker tub and walk-in shower featuring tiled walls and niche. Tiled flooring extends through the ensuite and main bath, both complete with banks of drawers for added storage. Additional highlights include LVP flooring throughout the main floor, paint grade railing with iron spindles, triple pane windows, side entrance, 9&rsquo; basement ceilings, 3-piece bathroom rough-in in the basement, and a rear deck with BBQ gas line rough-in&mdash;perfect for potential future development and comfortable everyday living. 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.