



**73 Sora Gardens SE
Calgary, Alberta**

MLS # A2315271



\$749,180

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home		

Inclusions: n/a

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This 2025 home offers 9’ basement walls, side entrance, and a rear deck with BBQ gas line rough-in. The executive kitchen features built-in stainless steel appliances, gas cooktop, fridge with water/ice, waterfall island with pendant lighting, pots and pans drawers, silgranit sink, and walk-in pantry. Enjoy a 5-piece ensuite with tiled shower and soaker tub, plus tile flooring and bank of drawers in both baths. Highlights include open-to-above great room, floor-to-ceiling tile electric fireplace, main floor flex room, LVP flooring, quartz countertops, upper laundry, triple pane windows, and more. 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.