

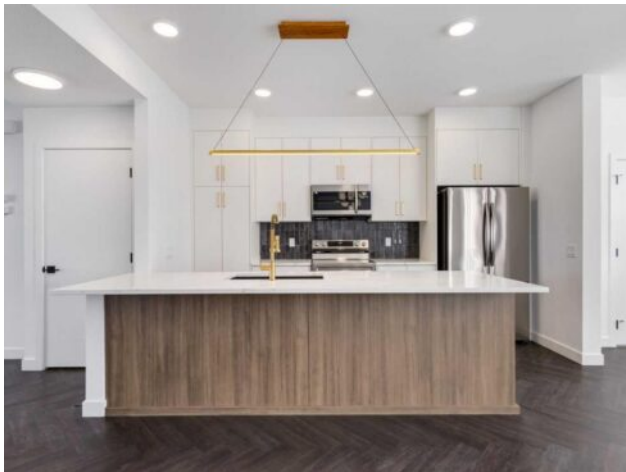


GRASSROOTS
REALTY GROUP

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772 Sora Boulevard SE
Calgary, Alberta

MLS # A2323113



\$459,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	None
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Welcome to 772 Sora Boulevard SE, a beautifully designed home in one of Southeast Calgary's newest and fastest-growing communities. Offering over 1,500 sq. ft. of thoughtfully planned living space, this 3-bedroom, 2.5-bathroom home combines modern style, quality craftsmanship, and everyday functionality. Step inside to a bright, open-concept main floor featuring durable luxury vinyl plank flooring, large windows, and a layout designed for both family living and entertaining. The kitchen is the heart of the home, showcasing quartz or granite countertops, a full tile backsplash, stainless steel appliances, and plenty of cabinet and counter space for all your cooking and hosting needs. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat, along with well-appointed bathrooms finished with timeless ceramic tile. Plush carpeting on the upper level adds warmth and comfort throughout. Designed with comfort and efficiency in mind, this home features triple-pane Low-E windows, a high-efficiency furnace, and enhanced insulation for year-round comfort and energy savings. Outside, the inviting front porch is the perfect spot to enjoy your morning coffee. Located in the vibrant community of Sora, you'll enjoy easy access to parks, pathways, and future amenities. Whether you're a first-time buyer, growing family, or investor, this is an exceptional opportunity to own a brand-new home in a thriving community. Don't miss your chance to make 772 Sora Boulevard SE your new address.