



GRASSROOTS
REALTY GROUP

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58 Sora Gardens SE
Calgary, Alberta

MLS # A2324176



\$569,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Zero Lot Line		

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

Inclusions: N/A

A CORNER LOT, QUICK POSSESSION, AND A FLOORPLAN THAT GETS IT RIGHT. The Leonard is one of those homes that feels bigger and more useful than the square footage suggests. At 1,634 sq.ft., it gives you three bedrooms, 2.5 bathrooms, a real second living space upstairs and flexibility built in for later. The corner position gives 58 Sora Gardens extra presence, and the 20' x 20' REAR CONCRETE PARKING PAD is already done. So is the 10' x 10' REAR DECK. No waiting. No adding them to the someday list. Inside, the main floor is open without feeling like one long room. The kitchen, eating area and lounge connect easily, but each space still has a purpose. Then there is the MAIN FLOOR POCKET OFFICE. Small footprint. Big payoff. It keeps work, homework and household clutter out of the main living areas without asking you to give up an entire room. The kitchen has the upgrades people actually notice once they live with them: QUARTZ COUNTERS, 42" UPPER CABINETRY, UPGRADED LIGHTING and a powerful 600 CFM CHIMNEY HOOD FAN. Quartz continues throughout the home, and the ELECTRIC FIREPLACE feature wall gives the living room a natural focal point without overcomplicating the room. Upstairs, the BONUS ROOM is not just a widened hallway. It is a proper second hangout space. Movie nights. Toys. Homework. A place to call an end to the day without everyone retreating to separate bedrooms. A master with ensuite, two secondary bedrooms, a full bath and UPPER-FLOOR LAUNDRY complete a second storey layout that simply makes sense. The basement is unfinished, but it is far from unprepared. 9'x10' FOUNDATION WALLS, a SEPARATE SIDE ENTRY, 200-AMP SERVICE and rough-ins for a bathroom, laundry and kitchen sink give future plans a serious head start. The TANKLESS HOT-WATER

SYSTEM is already in place too. Sora is still new, and that is part of the appeal. PATHWAYS, PONDS AND FUTURE GREEN SPACES are taking shape, while Stoney Trail keeps Seton, South Health Campus, the YMCA and everyday shopping close. This home is practical without being plain. Flexible without wasting space. And READY NOW, without the construction wait. 58 Sora Gardens SE is absolutely worth seeing in person. If you are a FIRST TIME HOMEBUYER, check and see if you qualify for the GST REBATE to bring your dreams of home to life. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.