



GRASSROOTS
REALTY GROUP

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9 Sora Gate SE
Calgary, Alberta

MLS # A2326856



\$549,900

Division:	Hotchkiss		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Welcome to 9 Sora Gate! The only one of this model built in Sora! This beautiful end unit is thoughtfully laid out with a flex room/office tucked away at the back of the main floor. The open concept main floor features 9-foot ceilings, durable engineered hardwood, and large windows letting in heaps of natural light. The kitchen doesn't disappoint-with quartz countertops, stainless appliances, and a large island perfect for busy mornings, casual meals, or hosting friends. The main floor flex room offers versatility for your lifestyle-whether you need a home office, play area, or quiet study zone. Upstairs, the primary suite with walk-in closet and ensuite provides a peaceful retreat, complemented by two additional bedrooms, a full bath, and conveniently located upper-floor laundry. The separate side entrance to the basement adds value and future flexibility-providing options for additional living space. Located with quick access to Deerfoot and Stoney Trail, commuting and getting around the city is effortless. Surrounded by wetlands, pathways, and green space, Sora offers a calm, family-friendly environment while keeping everyday conveniences close. *** The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.***