



GRASSROOTS
REALTY GROUP

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78 Sora Gardens SE
Calgary, Alberta

MLS # A2329078



\$504,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,360 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
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:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		
Inclusions:	none		

Welcome to 78 Sora Gardens! The open concept floor plan allows you to enjoy the view from the kitchen with huge central island complete with quartz countertops, it's truly the heart of the home. With stainless steel appliances, engineered hardwood floors, large windows and 8 foot doors on the main level this home has an upscale feel that stands the test of time. On the upper level, the primary suite provides a private retreat with ensuite and walk-in closet. Two additional bedrooms offer flexibility-space for kids, guests, or a home office. Upper floor laundry makes daily routines easier. The basement side entry adds incredible long term value, offering the potential for expanded living space in the future. With no condo fees, the peace of mind that comes with a new home warranty, and thoughtful features throughout, this home is built to give strong long-term value and low maintenance. Situated with easy access to Deerfoot and Stoney Trail, commuting is simplified. *** 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.***