



GRASSROOTS
REALTY GROUP

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94 Sora Gardens SE
Calgary, Alberta

MLS # A2336374

\$469,900

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 94 Sora Gardens, a thoughtfully designed home that combines modern finishes, practical living spaces, and long term value. The open concept main floor is bright and inviting, with a spacious kitchen at the heart of the home. A large central island with quartz countertops provides plenty of workspace and creates a natural gathering point for family and friends. Stainless steel appliances, durable engineered hardwood flooring, large windows, and 8-foot doors throughout the main level add a modern, cohesive feel while creating a comfortable space for everyday living and entertaining. Upstairs, the primary suite offers a private retreat complete with an ensuite and walk-in closet. Two additional bedrooms provide flexible space for kids, guests, or a home office, while conveniently located upper-floor laundry makes daily routines that much easier. The separate side entrance to the basement adds valuable long-term flexibility, giving you the option to expand your living space in the future as your needs change. With the peace of mind that comes with new-home warranty protection and thoughtful features throughout, this home offers a great combination of comfort, convenience, and long-term value. Located with easy access to Deerfoot Trail and Stoney Trail, commuting and getting around Calgary is simple. Set within Sora's network of wetlands, pathways, and green space, 94 Sora Gardens offers a peaceful setting while keeping the conveniences of the city close at hand. *** 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.***

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