



GRASSROOTS
REALTY GROUP

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381 Sora Park SE
Calgary, Alberta

MLS # A2338925



\$691,665

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Secure an early opportunity in Sora with the Birkley 3, a thoughtfully designed front attached garage home offering 1,919 sq. ft., 3 beds & 2.5 baths. This pre-construction home blends everyday comfort with stylish finishes, including additional windows for a bright, open feel, an electric fireplace in the great room, LVP throughout the main floor & wet areas, plus quartz countertops with undermount sinks. The kitchen is designed for both function & gathering, featuring stainless steel appliances with chimney hoodfan, electric range, built-in microwave appliance tower, Silgranit sink, island with eating ledge & walk-in pantry. Upstairs, a vaulted bonus room adds airy family space, while the primary bedroom includes a WIC with motion sensor light & a 4-piece ensuite with dual sinks & fiberglass shower. Both secondary bedrooms also include WICs. A side entrance adds future flexibility, all near Sora's wetland pond, playgrounds & abundant greenspace. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.