



GRASSROOTS
REALTY GROUP

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53 Sora Gardens SE
Calgary, Alberta

MLS # A2346859



\$824,380

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Stunning Legacy model home designed for bright, flexible family living with side entrance, lengthened garage, 9' basement ceiling, open-to-below great room, triple pane and added windows. The main floor flex room is perfect for an office, playroom, or homework space, while the vaulted bonus room is ideal for movie nights. Enjoy LVP throughout the main, quartz countertops with undermount square sinks, upper laundry, paint-grade railing with iron spindles, and an electric fireplace with mantle and tile below. Executive kitchen features stainless steel appliances, chimney hood fan, gas cooktop, built-in microwave, island pendants, and walk-through pantry with French doors. Rear deck includes BBQ gas line. Ensuite offers soaker tub, tiled shower with niche, black fixtures, drawers, and tiled floors. 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.