



GRASSROOTS
REALTY GROUP

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37 Sora Gardens SE
Calgary, Alberta

MLS # A2347923



\$799,187

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,339 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

A vaulted bonus room, a separate side entrance and a nine-foot basement give this Built Green certified home room to fit the way you live today and plans you may have for tomorrow. The main floor is bright and welcoming, with extra windows, triple-pane glazing and an electric fireplace framed by a tiled surround and classic mantel. The executive kitchen brings everyone together around quartz countertops and features stainless steel appliances, a gas cooktop, a Silgranit sink, undermount sinks and a walk-in pantry. Upstairs, the vaulted bonus room is ready for movie nights, work or play, with laundry conveniently located on the same floor. The five-piece ensuite offers a deep soaker tub, a fiberglass-base shower with tiled walls and a vanity with generous drawer storage. The upper bathrooms have tile flooring, and the basement bathroom includes a tiled shower with a fiberglass base. Paint-grade railings with iron spindles add a polished finishing touch. Outside, the rear deck has a natural gas BBQ rough-in. A high-efficiency furnace, blower-door testing, solar chase for a future solar setup and EV charger rough-in add practical value. The smart-home package includes a programmable thermostat, Ring video doorbell, smart front-door lock, smart and motion-activated switches, and an Amazon Alexa touchscreen hub. Come see how much this home has to offer.