



GRASSROOTS
REALTY GROUP

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413 Sora Park SE
Calgary, Alberta

MLS # A2350725



\$649,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

OVER 2,080 SQ. FT. | 4 BEDROOMS UP | SEPARATE SIDE ENTRANCE | \$5,000 APPLIANCE CREDIT! The Elliott by Akash Homes is a thoughtfully designed 2-storey family home offering a spacious and functional layout. The open-concept main floor features 9' ceilings, a welcoming great room with an electric fireplace, and French-imported laminate flooring. The modern kitchen showcases quartz countertops and a convenient walk-through pantry connecting directly to the mudroom. Upstairs, you'll find four generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite with dual sinks, plus an upstairs laundry room with sink. The basement offers excellent future development potential. Located in Sora, a growing southeast Calgary community surrounded by natural spaces, pathways and wetlands, with convenient access to nearby shopping, amenities and major routes. PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.