



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

65 Sora Gardens SE
Calgary, Alberta

MLS # A2350997



\$699,111

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

The executive kitchen features stainless steel appliances, chimney hoodfan, gas range, built-in microwave, pendant lighting over the island, and a separate spice kitchen complete with its own gas range and pantry shelving. The main floor also includes a versatile flex room and a cozy electric fireplace with MDF mantle, while additional windows throughout bring in an abundance of natural light. Upstairs, enjoy a vaulted bonus room, convenient upper floor laundry, and a luxurious 5-piece ensuite with a soaker tub and walk-in shower featuring tiled walls and niche. Tiled flooring extends through the ensuite and main bath, both complete with banks of drawers for added storage. Additional highlights include LVP flooring throughout the main floor, paint grade railing with iron spindles, triple pane windows, side entrance, 9’ basement ceilings, 3-piece bathroom rough-in in the basement, and a rear deck with BBQ gas line rough-in—perfect for future development and comfortable everyday living. 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. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring 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.