



GRASSROOTS
REALTY GROUP

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207 Sora Terrace SE
Calgary, Alberta

MLS # A2215513



\$760,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

This beautifully designed Birkley 2 home boasts a spacious layout with a side entrance and a 9' basement wall height, offering ample space for future development. The executive kitchen features built-in stainless steel appliances, a gas cooktop, a stunning island with waterfall edge, and a convenient walk-through pantry. The great room is highlighted by an electric fireplace and there are additional windows throughout, flooding the space with natural light. Relax on the rear deck or unwind in the luxurious 5-piece ensuite, complete with a soaker tub and tiled shower. Photos are a representative.