



GRASSROOTS
REALTY GROUP

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45 Sora Gate SE
Calgary, Alberta

MLS # A2224655



\$519,900

Division:	Hotchkiss		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines Welcome to the Dundee, Master built by Douglas Homes in the vibrant new community of Sora. The open concept floor plan of this exceptional home showcases a large, light-filled great room, dining nook & spacious kitchen equipped with upgraded “full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops - making this the perfect space for entertaining and casual dining. Premium engineered hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you’ll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located in this thriving new community, with convenient commuter access to Deerfoot, Stoney Trail AND nearby amenities, don’t miss this unique opportunity to own this exquisite home! ***This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.