



**GRASSROOTS**  
REALTY GROUP

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**330 Sora Way SE**  
**Calgary, Alberta**

**MLS # A2235530**



**\$729,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All furniture, window coverings.

Now available in the vibrant community of Sora, the stunning Brattle Show Home by Akash Homes offers a rare opportunity to own a professionally styled and fully furnished residence. Thoughtfully styled by Lori Elms Design Group, the Brattle spans approximately 1,960 sq ft and showcases a perfect blend of elegance and functionality. With 9' ceilings and French laminate flooring throughout the main floor, the open-concept design creates a bright, spacious atmosphere ideal for both everyday living and entertaining. This home features a spacious second-floor bonus room, three generous bedrooms, 2.5 bathrooms, and a dedicated upper-floor laundry room complete with a convenient sink. Quartz countertops are found throughout, adding a touch of modern luxury to every space. The kitchen, living, and dining areas are seamlessly integrated, enhanced by the designer furnishings and high-end finishes that come included with the home. Your primary suite is spacious and complemented by a large walk-in closet, and a stylish, spa-inspired ensuite! Additional highlights include a separate side entry, a double attached garage, and a full package of included appliances, furniture, and window coverings—making this a true turnkey opportunity. Whether you're looking to upgrade your lifestyle or settle into a beautifully styled space with zero hassle, the Brattle in Sora is ready to welcome you home.