



GRASSROOTS
REALTY GROUP

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70 Sora Gardens SE
Calgary, Alberta

MLS # A2240472



\$544,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,523 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOU'RE THE KIND OF PERSON WHO LIKES A HOME WITH GOOD BONES AND BONUS POTENTIAL, THIS IS YOUR CHANCE to jump into southeast Calgary's rising star—Sora—with both feet. This 1,523 sq ft Sasha model from Homes by Avi is smart, stylish, and ALREADY PREPPED FOR FUTURE VERSATILITY. Think: 9' foundation walls, a side entry, and rough-ins for laundry, a full bathroom, and even a future wet bar or kitchen setup in the basement. Whether you're planning ahead or eyeing income opportunities, THIS HOME IS ALREADY ONE STEP AHEAD—no jackhammer required. The main floor strikes the perfect balance between open concept and practical function. You'll find 9' ceilings, a quartz-topped kitchen with a SLEEK CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and UPGRADED SILGRANIT SINK, plus a convenient pantry and dedicated dining space. There's also a tucked-away POCKET OFFICE, which works equally well for a remote job, homework nook, or a quiet moment with your tea and to-do list. Upstairs, three bedrooms—including a spacious primary with walk-in closet and ensuite—are joined by a CENTRAL BONUS ROOM and UPPER LAUNDRY (so your socks won't stage a rebellion on the stairs). This home also comes with thoughtful touches like UPGRADED ELECTRICAL (200amp service), a gas line rough-in for your BBQ, and an 80-GALLON HOT WATER TANK, perfect for households where back-to-back showers are a competitive sport. Out back, there's a 10'x10' DECK AND A 20'x20' CONCRETE PARKING PAD planned, whether you're dreaming of a future garage or just love the convenience of off-street parking. And let's talk location. SORA IS A PEACEFUL, UP-AND-COMING COMMUNITY in

Calgary's deep southeast, designed for people who crave more space, fresh air, and easy connections to both nature and the city. WALKING PATHS, FUTURE SCHOOLS AND SHOPS, and QUICK ACCESS TO BOTH STONEY AND DEERFOOT make this a no-brainer for anyone seeking balance between calm and convenience. Whether you're buying your first home, upsizing without breaking the bank, or adding to your investment portfolio—THIS ONE CHECKS A LOT OF BOXES. Book a private showing and swoop in while you can—homes like this don't sit still for long. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.