



**21 Sora Gate SE  
Calgary, Alberta**

**MLS # A2270550**

**\$564,900**



<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-Gm

**Utilities:** -

**Inclusions:** n/a

\*Photos are representative - some finishes may vary\* Welcome to 21 Sora Gate This end unit Kingston model by Douglas Homes offers family focused living in the growing community of Sora. This home blends a thoughtful layout, modern finishes, and long-term value in one beautiful package. The open concept main floor features 9-foot ceilings, durable engineered hardwood, and a bright, welcoming atmosphere. The kitchen shines with quartz countertops, stainless appliances, and a large island perfect for busy mornings, casual meals, or hosting friends. Large windows flood the space with natural light, while the electric fireplace adds a cozy touch. A main floor flex room offers versatility for your lifestyle-whether you need a home office, play area, or quiet study zone. Upstairs, the primary suite with walk-in closet and ensuite provides a peaceful retreat, complemented by two additional bedrooms, a full bath, and conveniently located upper-floor laundry. The separate side entrance to the basement adds value and future flexibility-providing options for additional living space. Outside, enjoy full front and back landscaping, a treated wood deck, and the convenience of a detached double garage. With no condo fees and the confidence of new-home warranty protection, this home offers ease, efficiency, and lasting value. Located with quick access to Deerfoot and Stoney Trail, commuting and getting around the city is effortless. Surrounded by wetlands, pathways, and green space, Sora offers a calm, family-friendly environment while keeping everyday conveniences close. Beautiful design, modern functionality, and room to grow-welcome home to the Kingston in Sora. \*\*\* 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. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.\*\*\*