



GRASSROOTS
REALTY GROUP

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77 Sora Gardens SE
Calgary, Alberta

MLS # A2271272



\$713,750

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,131 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the Birkley — a thoughtfully designed home that blends modern style, comfort, and everyday convenience. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Step inside through the side entrance and discover an impressive executive kitchen with built-in stainless steel appliances, gas cooktop, fridge with water and ice, pendant lighting over the island, quartz countertops, and a spacious walk-through pantry. The main floor features LVP throughout and a cozy electric fireplace with mantle and tile. Upstairs, enjoy the airy vaulted bonus room and a luxurious 5-piece ensuite with tile flooring in the upper bathrooms. Complete with a rear deck and plenty of windows that fill the home with natural light, the Birkley offers exceptional living at every turn. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative. .