



GRASSROOTS
REALTY GROUP

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**130 Sora Gardens SE
Calgary, Alberta**

MLS # A2271325



\$489,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		
Inclusions:	none		

Additional \$15,000 builder promotion available off the listed price for buyers that can take possession before the end of Feb. (while supplies last) Welcome to 632 Sora Boulevard! The open-concept main floor features a bright, modern kitchen with quartz countertops, stainless steel appliances, and a large island-perfect for family meals, busy mornings, or entertaining friends. Engineered hardwood on the main level adds durability and an upscale feel that stands the test of time. On the upper level, the primary suite provides a private retreat with ensuite and walk-in closet. Two additional bedrooms offer flexibility-space for kids, guests, or a home office. Upper floor laundry makes daily routines easier. The basement side entry adds incredible long term value, offering the potential for a private suite (pending city approval) or income generating space down the road. With no condo fees, the peace of mind that comes with a new home warranty, and thoughtful features throughout, this home is built to give strong long-term value and low maintenance. Situated with easy access to Deerfoot and Stoney Trail, commuting is simplified. Quick walk to the wetlands, walking paths, and green space, this home delivers a lifestyle that balances nature, convenience, and investment potential. *** 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.***