



GRASSROOTS
REALTY GROUP

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117 Sora Gardens SE
Calgary, Alberta

MLS # A2275264



\$619,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

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

Inclusions: \$5000 BRICK CREDIT

Explore new heights in Sora! This developing community in SE Calgary offers young families plenty of space and amenities to flourish. Explore the convenience of nearby urban attractions, including top-notch shopping and dining. Sora's natural wetlands and parks feature picturesque walking paths, trails, boardwalks, and waterside seating, ensuring nature is always close at hand. Plus, for those seeking more adventure, the Rocky Mountains are only an hour away! From Akash Homes comes the 'Bedford'; this home offers stunning features, quality craftsmanship, and an open-concept floor plan with railing on the stairs that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.