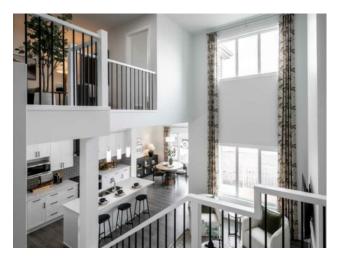


1-833-477-6687 aloha@grassrootsrealty.ca

113 Sora Gardens SE Calgary, Alberta

MLS # A2275812



\$649,900

Division:	Hotchkiss				
Туре:	Residential/House				
Style:	2 Storey				
Size:	2,054 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				

Floors:Carpet, Laminate, TileSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Wood FrameZoning:R-GFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Wood Frame Zoning: R-G	Floors:	Carpet, Laminate, Tile	Sewer:	-
Exterior: Wood Frame Zoning: R-G	Roof:	Asphalt Shingle	Condo Fee:	-
· · · · · · · · · · · · · · · · · · ·	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Wood Frame	Zoning:	R-G
	Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Open Floorplan

Inclusions: \$5000 BRICK CREDIT

Step inside our Otis Z-24 model. With over 2000 SQFT of living space, open to below concept with railing, the Otis-Z is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom with 5 piece ensuite with double vanity, separate tub and shower. Enjoy extra living space on the main floor with the laundry room and den on the second floor. The SEPARATE ENTRANCE, open to below, 9-foot ceilings, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. The back deck also include aluminum railings.

PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE** MOVE IN BEFORE SPRING!