



GRASSROOTS
REALTY GROUP

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**113 Sora Gardens SE
Calgary, Alberta**

MLS # A2279369



\$649,900

Division: Hotchkiss

Type: Residential/House

Style: 2 Storey

Size: 2,054 sq.ft. **Age:** 2025 (1 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, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

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!