

# \$699,900 - 81 Sora Gardens, Calgary

MLS® #A2222849

**\$699,900**

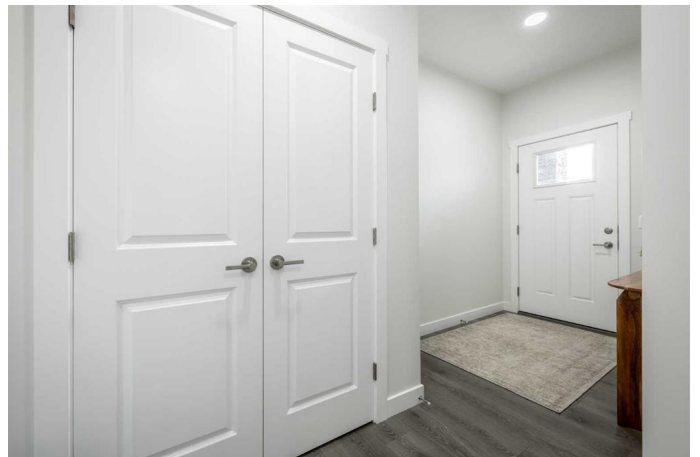
3 Bedroom, 3.00 Bathroom, 2,035 sqft

Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

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! Step inside our Otis-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!

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222849    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,035       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 81 Sora Gardens |
| Subdivision | Hotchkiss       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3S 0V3         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | See Remarks                      |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Fireplace         | Yes                              |
| # of Fireplaces   | 1                                |
| Fireplaces        | Electric                         |
| Has Basement      | Yes                              |
| Basement          | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 12             |
| Zoning         | See Remarks    |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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