ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

69 Sora Gate SE Calgary, Alberta

MLS # A2205512



\$539,900

Division:	Hotchkiss				
Type:	Residential/Four Plex				
Style:	2 Storey				
Size:	1,277 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Detached				
Lot Size:	0.06 Acre				
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance

Inclusions:

N/A

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. This is a LIMITED-TIME opportunity— Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines. Meet the St. Andrews, a remarkable turn-key 3 Bedroom 2.5 Bath NO CONDO FEE townhome, master built by Douglas Homes, in the welcoming community of SORA. This unique home has all the upgrades! 9' knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, detached double garage, and a treated wood deck, all on a fully landscaped, fenced lot with SEPARATE SIDE ENTRY. The bright and spacious main floor layout includes a breezy open kitchen with 9' island, great room with oversized windows & electric fireplace and a convenient main floor powder room. Upstairs you' Il find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished basement awaits your vision. Don't miss this unique opportunity to own an exceptional home in one of Calgary's newest communities. ***Photos are from a similar unit & are representative of features and finishes, floor plans may not be exactly as shown. Property taxes have not yet been assessed.