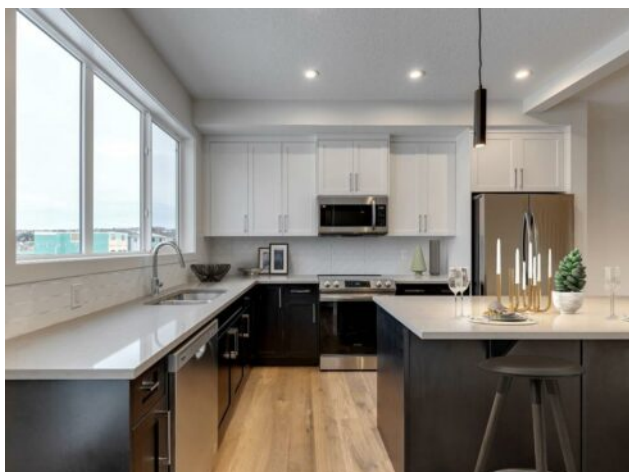


45 Sora Gate SE
Calgary, Alberta

MLS # A2256155

\$474,800



Division:	Hotchkiss		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,293 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Photos are representative - some finishes may vary Welcome to 45 Sora Gate! Step into the bright open-concept main floor, where the kitchen becomes the heart of the home. A large window overlooks the backyard, filling the space with natural light and keeping you connected to family activities while you cook. The kitchen also features quartz countertops, soft-close cabinetry, stainless appliances, and a spacious island-perfect for everyday living or hosting friends. Soaring 9-foot ceilings and engineered hardwood floors add style and durability, ensuring this home feels both modern and lasting. Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms offer flexibility for kids, guests, or a home office. A full family bathroom and convenient upstairs laundry complete the level. With a detached double garage, no condo fees, and the peace of mind that comes with new-home warranty protection, this home is built with your future in mind. Located with quick access to Deerfoot and Stoney Trail, commuting and zipping around the city is a breeze. Surrounded by wetlands, pathways, and green space, Sora blends the calm of nature with easy access to the conveniences homeowners need. *** 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. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.***