

**77 Sora Gate SE
Calgary, Alberta****MLS # A2205529****\$539,900**

| | | | |
|------------------|--|---------------|------------------|
| Division: | Hotchkiss | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,412 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.05 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: | Full, Unfinished | LLD: | - |
| Exterior: | Mixed, Vinyl Siding | Zoning: | R-GM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks | | |
| Inclusions: | N/A | | |

Welcome to Inverness, Master built by Douglas Homes in the vibrant new community of SORA. This brand new townhome offers open concept living & The large, light-filled great room, dining nook & gourmet kitchen (equipped with upgraded 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops) make this the perfect space for entertaining and casual dining. Premium hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you'll find your serene primary bedroom with generous walk-in closet and ensuite bath, two additional bedrooms, and a 4-piece family bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located centrally in this thriving community, with convenient commuter access AND nearby amenities, don't miss this unique opportunity to own this exquisite home! ***This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.