



## 17 Sora Gate Calgary Alberta

\$489,900

\*Additional \$15,000 builder promotion available off the listed price for buyers that can take possession by the end of Feb. (while supplies last, term) \* To view this home or see similar models please stop in the show home at 85 Sora Gate SE, Mon-Thurs 2-8, or Sat-Sun 12-5. Welcome to 77 Sora Gate! You'll love the large open kitchen with a huge quartz topped island- perfect for busy mornings, casual family meals, and hosting friends. 9-foot ceilings and large windows flood the space with natural light. Durable engineered hardwood and modern finishes ensure this home looks stylish today and for years to come. Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms adapt as your family grows- whether you need space for kids, guests, or a home office. Upstairs you'll also find a laundry closet, conveniently located near the bedrooms. 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.\*\*\* (id:6769)

Great room 12.17 Ft x 13.83 Ft

Kitchen 12.17 Ft x 15.54 Ft

Dining room 12.17 Ft x 9.63 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.33 Ft x 12.50 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room Measurements not available

Bedroom 8.42 Ft x 10.83 Ft

Bedroom 8.50 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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