



# 98 Sora Gardens Calgary Alberta

\$489,900

\*Photos are representative\* home is nearing completion and is projected for completion within 30 days\*

Welcome to 98 Sora Gardens! This kitchen is a standout: modern quartz countertops, soft-close cabinetry, stainless appliances, plus a generous island that works for meal prep, homework, or hosting friends-all while staying connected to the rest of the main floor through the open plan. Engineered hardwood on the main level adds durability and an upscale feel that stands the test of time. On the upper level, the primary bedroom provides a private retreat with ensuite and walk-in closet. Two additional bedrooms offer flexibility-space for kids, guests, or a home office. Upper-floor laundry makes daily routines easier. The basement side entry adds incredible long-term value-offering the potential for expanded living space . A secondary suite would be subject to approval and permitting by the city. With no condo fees, the peace of mind that comes with a new-home warranty, and thoughtful features throughout, this home is built to give strong long-term value and low maintenance.Situated with easy access to Deerfoot and Stoney Trail, commuting is simplified. Nestled directly across from the wetlands, walking paths, and green space, this home delivers a lifestyle that balances nature, convenience, and investment potential. \*\*\* 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 12.00 Ft x 13.42 Ft
- Dining room 13.17 Ft x 10.00 Ft
- Kitchen 12.00 Ft x 13.00 Ft
- 2pc Bathroom Measurements not available
- Primary Bedroom 12.33 Ft x 11.33 Ft

- 3pc Bathroom Measurements not available
- Bedroom 8.42 Ft x 11.08 Ft
- Bedroom 8.42 Ft x 10.83 Ft
- 4pc Bathroom Measurements not available
- Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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