

\$713,750 - 77 Sora Gardens Se, Calgary

MLS® #A2271272

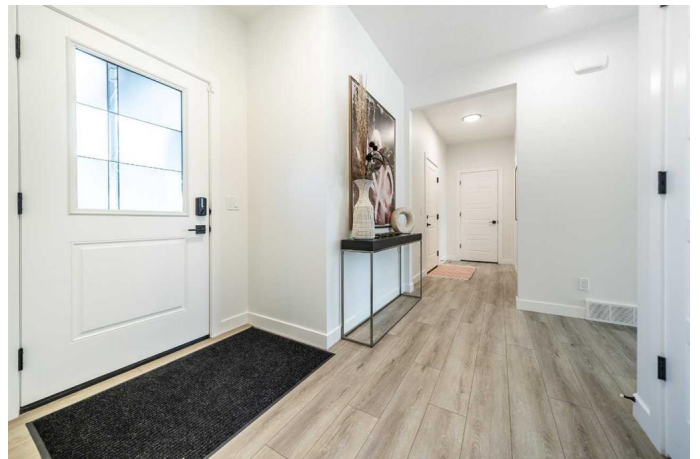
\$713,750

4 Bedroom, 3.00 Bathroom, 2,131 sqft

Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Birkley — a thoughtfully designed home that blends modern style, comfort, and everyday convenience. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Step inside through the side entrance and discover an impressive executive kitchen with built-in stainless steel appliances, gas cooktop, fridge with water and ice, pendant lighting over the island, quartz countertops, and a spacious walk-through pantry. The main floor features LVP throughout and a cozy electric fireplace with mantle and tile. Upstairs, enjoy the airy vaulted bonus room and a luxurious 5-piece ensuite with tile flooring in the upper bathrooms. Complete with a rear deck and plenty of windows that fill the home with natural light, the Birkley offers exceptional living at every turn. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly



controlled via an Amazon Alexa touchscreen
hub. Photos are representative. .

Built in 2025

Essential Information

MLS® #	A2271272
Price	\$713,750
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,131
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	77 Sora Gardens Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0V3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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