

**421 Sora Park SE**  
**Calgary, Alberta****MLS # A2355817****\$639,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Hotchkiss              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,079 sq.ft.           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |                                                                                                                       |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance |                   |     |

**Inclusions:** \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

OVER 2,080 SQ. FT. | 4 BEDROOMS UP | SEPARATE SIDE ENTRANCE | \$5,000 APPLIANCE CREDIT! The Elliott by Akash Homes is a thoughtfully designed 2-storey family home offering a spacious and functional layout. The open-concept main floor features 9' ceilings, a welcoming great room with an electric fireplace, and French-imported laminate flooring. The modern kitchen showcases quartz countertops and a convenient walk-through pantry connecting directly to the mudroom. Upstairs, you'll find four generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite with dual sinks, plus an upstairs laundry room with sink. The basement offers excellent future development potential. Located in Sora, a growing southeast Calgary community surrounded by natural spaces, pathways and wetlands, with convenient access to nearby shopping, amenities and major routes. PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.