



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 SORA Terrace, Calgary T3S0A6**

MLS® #: **A2106974**

Area: **Hotchkiss**

Listing Date: **02/09/24**

List Price: **\$644,900**

Status: **Active**

County: **Calgary**

Change: **+\$25k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**1 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,726**

Low Sqft:

Ttl Sqft:

**1,726**

DOM

**100**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Other**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 12`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>8`5" x 6`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 2`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>9`4" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`9" x 12`2"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`5" x 6`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`6" x 5`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`5" x 5`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>				

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R-MD**

Legal Desc:

2211425

Remarks

Pub Rmks:

**Discover the epitome of contemporary living in the Dallas Model by Rohit Homes, a 1726 sqft haven featuring 3 bedrooms and 2.5 baths. Sunlit and spacious, the open-concept main floor boasts 9-foot ceilings and large triple-pane windows that illuminate the sleek quartz countertops in the gourmet kitchen. A walkthrough pantry adds convenience, while the double attached garage ensures seamless access to this modern retreat. The Dallas Model goes beyond aesthetics, offering a side entrance for potential separate living spaces or private access. This residence seamlessly combines style and practicality, creating a home where luxury meets functionality. Welcome to the Dallas Model—where every detail is thoughtfully designed to enhance your living experience, making it a truly exceptional place to call home. Photos are from a previous build and are subject to change.**

Inclusions:

none

Property Listed By:

eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







