



THE
A-TEAM

**RE/MAX
FIRST**

120 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2123824**

Area:

Listing Date: **04/21/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,425 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,912**
Low Sqft:
Ttl Sqft: **1,912**

DOM

28
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`2" x 9`9"
Mud Room	Main	0`0" x 0`0"
Dining Room	Main	8`0" x 9`9"
Bedroom	Second	12`9" x 10`1"
Bonus Room	Second	14`0" x 13`10"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Family Room	Main	14`1" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`1" x 17`1"
Bedroom	Second	11`11" x 10`5"
4pc Bathroom	Second	0`0" x 0`0"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	see remarks
Legal Desc:	
2312519	

Remarks

Pub Rmks: **In Sora, life is effortless, offering all the space and amenities young families need to soar - it's a community built for exploring! This single-family home the "Brattle-Z" features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. The separate entry, 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.**PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.**

Inclusions: **n/a**
Property Listed By: **Century 21 All Stars Realty Ltd.**

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





