



THE
A-TEAM

**RE/MAX
FIRST**

216 SORA Terrace, Calgary T3S 0L9

MLS®#: **A2145182**

Area:

Listing **07/01/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Date:

Change: **-\$10k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

3,415 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,023

Low Sqft:

Ttl Sqft:

2,023

DOM

77

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:

Quartz Counters,See Remarks

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|--------|---------------|
| Kitchen | Main | 15`8" x 12`1" |
| Dining Room | Main | 8`0" x 12`1" |
| 2pc Bathroom | Main | |
| Bedroom | Second | 11`1" x 12`1" |
| Bonus Room | Second | 13`1" x 12`1" |
| 5pc Ensuite bath | Second | |

| Room | Level | Dimensions |
|-------------------|--------|---------------|
| Family Room | Main | 11`9" x 11`0" |
| Mud Room | Main | |
| Bedroom - Primary | Second | 11`5" x 12`7" |
| Bedroom | Second | 11`1" x 9`9" |
| 4pc Bathroom | Second | |
| Laundry | Second | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2312519**

Zoning: **see remarks**

Remarks

Pub Rmks: **Explore new heights in Sora! This developing community in SE Calgary offers young families plenty of space and amenities to flourish. Explore the convenience of nearby urban attractions, including top-notch shopping and dining. Sora's natural wetlands and parks feature picturesque walking paths, trails, boardwalks, and waterside seating, ensuring nature is always close at hand. Plus, for those seeking more adventure, the Rocky Mountains are only an hour away! From Akash Homes comes the 'Otis-Z' model. With over 1800 square feet of open-concept living space, the Otis is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms, a SEPARATE SIDE ENTRY, quartz counters, electric fireplace in the great room, and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. Take life to new heights in Sora! ****PLEASE NOTE** UNDER CONSTRUCTION! PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.****

Inclusions: **\$5,000 CREDIT to the BRICK**
 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