



THE
A-TEAM

**RE/MAX
FIRST**

342 SORA Way, Calgary T3S 0M7

MLS®#: **A2149099**

Area: **Hotchkiss**

Listing Date: **07/12/24**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,239 sqft**
Lot Shape:

Access:

Lot Feat: **Lake,Level,Street Lighting,Waterfront**
Park Feat: **Double Garage Attached**

DOM

66
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Flex Space	Main	8`10" x 8`2"
Kitchen	Main	9`4" x 11`6"	Great Room	Main	10`6" x 12`4"
Dining Room	Main	10`6" x 9`9"	Bedroom - Primary	Upper	12`6" x 12`6"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	10`3" x 14`0"
Bedroom	Upper	10`6" x 13`2"	Bedroom	Upper	10`6" x 12`9"

4pc Bathroom

Upper

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2312519

Zoning:

R-G

Remarks

Pub Rmks: **Discover the Abbott, offering 1799 sq. ft. with 3 bedrooms and 2.5 bathrooms. Featuring 9' knockdown ceilings on the main floor and basement, this home feels spacious and grand. The kitchen includes stainless steel appliances, a chimney hood fan, an upgraded silgranit sink, water line to the fridge, and a walk-in pantry. Luxury Vinyl Plank flooring runs throughout the main floor, complemented by paint grade railing with iron spindles. The main floor includes a flex room and an electric fireplace. All bedrooms have walk-in closets. Extra windows throughout allow natural light to flood in. Enjoy quartz countertops with undermount sinks in the kitchen and bathrooms. The vaulted upper floor bonus room provides additional space. The 5-piece ensuite in the primary bedroom includes dual sinks, a private WC, a soaker tub, tiled shower walls, and a 6-mil sliding glass door. Photos are representative.**

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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