



THE
A-TEAM

**RE/MAX
FIRST**

80 SORA Terrace, Calgary T3S 0M5

MLS® #: **A2153045** Area: **Hotchkiss** Listing Date: **07/30/24** List Price: **\$749,925**
 Status: **Active** County: **Calgary** Change: **-\$10k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,412 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,393**
 Low Sqft:
 Ttl Sqft: **2,393**

DOM

50
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Double Oven, Gas Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, 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	9`6" x 10`0"
Kitchen	Main	8`6" x 14`6"	Great Room	Main	13`0" x 13`0"
Dining Room	Main	10`0" x 13`0"	Bedroom - Primary	Upper	13`3" x 15`2"
5pc Ensuite bath	Upper	10`0" x 11`4"	Bonus Room	Upper	13`3" x 14`7"
Bedroom	Upper	9`6" x 10`4"	4pc Bathroom	Upper	0`0" x 0`0"

Bedroom **Upper** **9`4" x 11`11"** **Bedroom** **Upper** **9`5" x 11`0"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2312519** Remarks

Pub Rmks: **The Damon by Sterling Homes Calgary blends luxury and practicality. With 9' knockdown ceilings on the main floor and basement, it feels spacious. The executive kitchen features a gas cooktop, stainless steel appliances, an upgraded undermount silgranit sink, a water line to the fridge, a chimney hood fan, and a walk-in pantry. The great room includes an electric fireplace with a stylish tile surround. The main floor flex room with double doors adds versatility. Luxury Vinyl Plank (LVP) flooring and quartz countertops with undermount sinks add elegance throughout. The 5-piece ensuite offers dual sinks, a soaker tub, a fully tiled shower with a bench, and a private WC. Extra windows provide natural light, and the east-facing backyard is perfect for morning sun. . *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