



THE
A-TEAM

**RE/MAX
FIRST**

367 SORA Boulevard, Calgary T3S 0M4

MLS®#: **A2154032** Area: **Hotchkiss** Listing Date: **07/31/24** List Price: **\$559,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **3,011 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Level,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad,See Remarks**

DOM

49
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 12`0"	Kitchen	Main	11`11" x 13`8"
Pantry	Main		Nook	Main	10`8" x 11`2"
2pc Bathroom	Main		Mud Room	Main	0`0" x 0`0"
Bedroom	Second	10`0" x 8`4"	Laundry	Second	
3pc Bathroom	Second		Bedroom - Primary	Second	16`0" x 11`8"
Walk-In Closet	Second		3pc Ensuite bath	Second	
Bedroom	Second	10`0" x 8`4"			

