

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	Desidential			DOM	
Prop Type:	Residential			49	
Sub Type:	Semi Detached (Ha	alf		<u>Layout</u>	
	Duplex)	Finished Floor Area		Beds:	3 (3)
City/Town:	Calgary	Abv Sqft:	1,291	Baths:	2.5 (2 1)
Year Built:	2024	Low Sqft:		Style:	2 Storey,Side by Side
Lot Information		Ttl Sqft:	1,291		
Lot Sz Ar:	3,011 sqft			Parking	
Lot Shape:				Ttl Park:	2
					-
				Garage Sz:	0
Access:					
Lot Feat:	Back Lane,Back Yard,Interior Lot,Level,Rectangular Lot				
Park Feat:	Alley Access, Parking Pad, See Remarks				

Utilities and Features

Roof: Heating:	Asphalt Shingle Forced Air,Natural Gas		Construction: Vinyl Siding,Wood Frame	Construction: Vinyl Siding,Wood Frame Flooring:				
Sewer:			Flooring:					
Ext Feat:	Other		Carpet, Vinyl Plank	Carpet, Vinyl Plank				
			Water Source:					
			Fnd/Bsmt:					
			Poured Concrete	Poured Concrete				
Kitchen Appl: Int Feat: Utilities:	Feat: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)							
			Room Information					
<u>Room</u>	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			3pc Ensuite bath	Second				
Bedroom	Second	10`0" x 8`4"	• • • • • • • • • • • • • • • • • • • •					

Legal/Tax/Financial						
Title: Fee Simple Legal Desc:	Zoning: R-Gm 2312519 Remarks					
Pub Rmks: Inclusions: Property Listed By:	Welcome to this stunning Homes by Avi two-story semi-detached home, located in the vibrant new community of Sora. This meticulously designed Finn model combines modern elegance with practical living spaces, making it perfect for families and individuals alike. Step onto the charming front porch and into your new main floor, featuring soaring 9' ceilings that create a bright and airy ambiance. The open-concept layout seamlessly connects the kitchen, nook, and great room, providing an ideal space for entertaining and everyday living. The kitchen is a chef's dream, boasting a large island with a breakfast bar, quartz countertops, full-height cabinets, a built-in microwave, and a stylish chimney hood fan. The rear deck, accessible from the back entry, is perfect for outdoor dining and relaxation. Additionally, a convenient 2-piece bathroom completes the main floor. Upstairs, you'll find a well-appointed laundry room, a 3-piece main bath, and two spacious secondary bedrooms. The master bedroom is a true retreat, featuring a 3-piece ensuite and a walk-in closet, offering both comfort and privacy. Quartz countertops enhance the sophistication and durability of all bathrooms. The basement of this home is equally impressive, with 9' foundation walls and a dedicated side entry door, ready for your future development plans. It includes an upgraded 80-gallon hot water tank, rough-in for a bar sink, a second laundry hookup location, and an upgraded 200-amp panel, providing endless possibilities for customization. Outside, a 20'x20' concrete parking pad, with curb walls and alley access, offers ample parking space and a place for future garage, man-cave or workshop. This home exemplifies contemporary living without compromising on comfort, showcasing meticulously chosen upgrades at every turn. With possession available in September 2024, now is the perfect time to make this beautiful home yours. N/A					

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