



THE
A-TEAM

**RE/MAX
FIRST**

371 SORA Boulevard, Calgary T3S 0M4

MLS®#: **A2154035**

Area:

Listing **08/08/24**

List Price: **\$565,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,393

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,393

Lot Information

Lot Sz Ar:

2,455 sqft

Lot Shape:

DOM

41

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Level,Rectangular Lot
Alley Access,Parking Pad,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator

Int Feat:

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	15`10" x 12`0"	Dining Room	Main	12`0" x 10`0"
Kitchen	Main	14`6" x 11`2"	Pantry	Main	0`0" x 0`0"
2pc Bathroom	Main		Bedroom	Second	10`0" x 8`4"
Bedroom	Second	10`0" x 8`4"	Laundry	Second	
3pc Bathroom	Second		Bedroom - Primary	Second	13`0" x 11`8"
Walk-In Closet	Second		3pc Ensuite bath	Second	
Bonus Room	Second	11`7" x 11`8"	Office	Main	6`0" x 4`8"

Mud Room

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2312519

Remarks

Pub Rmks:

Welcome to your dream home in the heart of Sora! This charming Homes by Avi Sasha model, a semi-detached two-story home, is where style meets comfort and modern living in Calgary's newest community. Start your journey with the inviting front porch—a perfect spot for your morning coffee or an evening of relaxation. Step inside and be greeted by the spaciousness of 9' main floor ceilings. Whether you're working from home or managing household tasks, the cozy main floor pocket office has you covered. The bright open concept layout is perfect for both everyday living and entertaining, seamlessly connecting the kitchen, nook, and great room. The kitchen is a culinary haven with a large island that's perfect for meal prep as well as hosting. This kitchen features full-height cabinets, a built-in microwave, and a chic chimney hood fan. Luxurious quartz countertops add a touch of elegance to the space. A handy 2-piece bathroom at the back of the house ensures convenience for guests. Just off the back entry, step out onto the rear deck—an ideal spot for barbecues and outdoor gatherings under the stars. Upstairs, laundry becomes a breeze with a dedicated laundry room. The bonus room offers extra space for relaxation, hobbies, or play. Two secondary bedrooms provide cozy spaces for family or guests, sharing a stylish 3-piece main bath complete with quartz countertops. The master bedroom is your personal sanctuary, a serene retreat designed for relaxation and comfort. Unwind in the 3-piece ensuite, where modern fixtures and elegant finishes create a luxurious atmosphere. The walk-in closet is a fashion lover's dream, offering ample storage for all your wardrobe staples, ensuring everything is beautifully organized. The basement is a blank canvas with 9' foundation walls and a side entry door, ready for your creative touch. It features an upgraded 80-gallon hot water tank, rough-in for a bar sink, a second laundry hookup location, and an upgraded 200-amp panel. Outside, the 20'x20' parking pad with curb walls and alley access provides ample parking and easy access. Ready for possession in September 2024, this home offers the perfect blend of convenience and comfort in the up-and-coming community of Sora. Don't miss your chance to make this delightful house your forever home!

Inclusions:
Property Listed By:

N/A
CIR Realty

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







*PHOTO MAY NOT BE OF THE EXACT HOME