



THE
A-TEAM

**RE/MAX
FIRST**

92 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2154146**

Area: **Hotchkiss**

Listing Date: **08/01/24**

List Price: **\$626,400**

Status: **Pending**

County: **Calgary**

Change: **-\$19k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,726

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,726

Lot Sz Ar:

3,298 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Rectangular Lot

Double Garage Attached

DOM

48

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Private Entrance**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Kitchen	Main	12`0" x 9`2"
Dining Room	Main	11`10" x 12`0"	Living Room	Main	13`9" x 11`0"
Bedroom	Upper	9`8" x 11`0"	Bedroom	Upper	12`8" x 9`5"
Bedroom - Primary	Upper	15`8" x 12`2"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bonus Room	Upper	11`2" x 10`5"

Title: **Fee Simple**
 Zoning: **r-g**
 Legal Desc: **2312519**

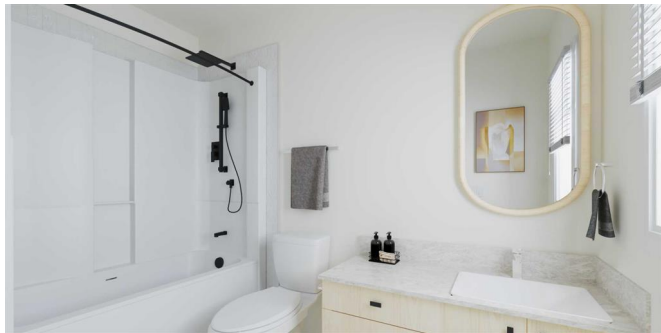
Remarks

Pub Rmks: ***Quick possession* The 'DALLAS' half duplex, Built by Rohit Homes, An award-winning home builder for over 35 years. SEPARATE ENTRANCE | DOUBLE ATTACHED GARAGE | UPSTAIRS LOFT | BRAND NEW | INTERIOR DESIGNED by Louis Duncan-He | 1,726 sq ft 3 bed , 2.5 bath | Built by Rohit Homes & Perfectly located at Sora in Hotchkiss, a neighbourhood known for its natural beauty and warm community feeling. The design interior in this unit is: 'ETHEREAL ZEN' (you can choose other units with different finishings - contact) , creating a Timeless, Classic, Elegant, Poised, Exquisite, Grace and Luxury theme. UPGRADES AND FEATURES INC: quartz counters throughout, kitchen cabinets 42' tall, separate entrance, attached garage and so much more! Step inside to find yourself gravitate towards your large chefs kitchen, which includes SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the nook, and living space. There are windows across the rear, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. To complete upper level is another full bath, and laundry. There is separate entrance to basement. To wrap this up is an oversized single attached garage - a must have for our winters! This home is packed with features that make it a great option to consider for your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. Get moving on this captivating place - before it's gone!**

Inclusions: **n/a**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





Upper Floor Features
980 SQ FT

This distinct **upper floor** heavily conceptualized with our clients showing for your ideas. Be prepared to carry things up and down the stairs.

The **bonus room** is a design feature for your satisfaction. It can be used as a play area, reading room, TV room, library or office. All possibilities are endless.

Find your bed with style. **Spacious primary bedroom.** This room is designed to fit a king-size bed and two nightstands with a full-sized walk-in closet.



SORA AT HOTCHISS Bold Designer Homes Project Features

Rohit x **LOUIS DUNCAN + THE DESIGNS**
HOMES | Bold Goes Further

Bold Designer Homes
At Rohit Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off.

Why Bold Homes?

- Built by a 4-time Home Builder of the Year
- Peace-of-mind 12-18-10 year new home warranty

Your Doors Are Aged Beyond

- Architecturally designed exterior for eye-catching curb appeal
- Turn-key with landscaping included
- In Sora, life is effortless and tranquil. It's a community known for natural beauty and a warm community feeling. You'll love exploring the natural outdoors, park spots, scenic paths, and boardwalks. You can also watch nature at play from the many seating areas along the water's edge.
- Located near the Ring Road, you're only an hour from the mountains, shopping, restaurants and other amenities are close at hand in nearby Seton, McKenzie Towne and Mahogany.

Magazine-Worthy Interiors Just Got Better
Working exclusively with Bold Homes, the Louis Duncan team has created three striking and unique designs for our NEW Bold Designer Interiors!

These fully-curated designs bring an unparalleled level of style to your home living. Your home includes these luxurious finishing details:

- Tall 9' ceilings on the main floors
- Designer kitchen cabinets with modern crown molding topping the upper cabinets
- Each kitchen boasts elegant quartz countertops and granite tile backsplashes
- Generous kitchen island with breakfast bar and plenty of storage
- Stainless steel fridge, smooth-top electric range, dishwasher and microwave
- Convenient washer and dryer included
- Distinctive decorative finishes, including eye-catching bespoke light fixtures
- Decorative heavy vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backsplash

Rohit
HOMES | Bold Goes Further

Main Floor Features
763 SQ FT | 9 FT CEILING

An **open main floor** invites bright, airy views to living areas that have been artfully laid out to bring airy views into the kitchen and living room.

The kitchen is designed for maximum efficiency using the **kitchen work triangle**. All major work centers are within 10 feet and 18 inches apart.

The Dallas features a **spacious walk-through entry** conveniently located between your kitchen and garage. Get your shoes on long trips bringing in the groceries.

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Your **attached double car garage** is used for Atlanta's premium car maintenance. Get your car on a solid workday morning!

This **optional entry side door** is a convenient design for private, accessible entry to your basement.