



THE
A-TEAM

**RE/MAX
FIRST**

140 SORA Terrace, Calgary T3S 0M1

MLS®#: **A2154157**

Area: **Hotchkiss**

Listing Date: **07/31/24**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 30-Aug**

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: **2,992 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
Park Feat: **Driveway, Oversized, Single Garage Attached**

Finished Floor Area
Abv Sqft: **1,473**
Low Sqft:
Ttl Sqft: **1,473**

DOM

49
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		Dining Room	Main	9`9" x 8`8"
Kitchen	Main	13`2" x 8`10"	Living Room	Main	12`6" x 11`6"
Bedroom - Primary	Upper	15`8" x 12`2"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom	Upper	10`5" x 9`2"
Bedroom	Upper	11`1" x 9`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312519

Zoning:
r-g

Remarks

Pub Rmks: **SEPARATE ENTRANCE | FRONTING GREEN AREA | SINGLE OVERSIZED ATTACHED GARAGE | BRAND NEW | INTERIOR DESIGNED by Louis Duncan-He | CARTER FLOOR PLAN 1,473 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: 'NEOCLASSICAL REVIVAL' (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 ensuite. 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. photos/3D tour is of similar floor plan, different finishings. 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