

## 136 SORA Terrace, Calgary T3S 0M1

Roof:

Heating:

MLS®#: A2154159 Listing 07/31/24 List Price: \$689,900 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Year Built: 2024

Lot Sz Ar: 3,460 sqft

Ttl Sqft:

Low Sqft: 1,987

Abv Saft:

Finished Floor Area

1,987

<u>DOM</u>

**Layout** 

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

4

2

2.5 (2 1)

2 Storey

49

See Remarks Lot Feat:

Park Feat: **Double Garage Attached** 

**Utilities and Features** 

Flooring:

**Asphalt Shingle** Construction: Forced Air, Natural Gas **Wood Frame** 

Sewer:

Ext Feat: Carpet, Laminate, Tile None

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: See Remarks

Int Feat: See Remarks **Utilities:** 

**Room Information** 

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`2" x 9`9"	Family Room	Main	14`1" x 13`0"
Mud Room	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	8`0" x 9`9"	Bedroom - Primary	Second	12`1" x 17`1"
Bedroom	Second	12`9" x 10`1"	Bedroom	Second	11`11" x 10`5"
Bonus Room	Second	14`0" x 13`10"	4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Laundry	Second	0`0" x 0`0"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		see remarks			
Legal Desc:	2312519				
			Remarks		
Pub Rmks:	In Sora, life is effortless, offering all the space and amenities young families need to soar - it's a community built for exploring! This single-family home the "Brattle-				
	Z" features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. The separate entry, 9-foot ceilings and quartz countertops				
	throughout blend sty	le and functionality for your family	to build endless memories.**PLEAS	E NOTE** PICTURES ARE O	F SHOW HOME; ACTUAL HOME, PLANS,
	FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.				
Inclusions:	n/a				
Property Listed By:	Century 21 All Stars	Realty Ltd.			

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