



THE
A-TEAM

**RE/MAX
FIRST**

49 SORA Gate, Calgary T3S0M6

MLS® #: **A2162954** Area: **Hotchkiss** Listing Date: **10/01/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,016 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,412**
 Low Sqft:
 Ttl Sqft: **1,412**

DOM

51
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Mixed,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`2" x 15`6"	Nook	Main	12`2" x 10`9"
Bedroom - Primary	Upper	12`4" x 12`6"	Bedroom	Upper	8`5" x 10`10"
Bedroom	Upper	8`6" x 11`1"	2pc Bathroom	Main	
4pc Bathroom	Upper		5pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2312519

R-GM

Remarks

Pub Rmks:

Welcome to Inverness, Master built by Douglas Homes in the vibrant new community of SORA. This brand new townhome offers open concept living - The large, light-filled great room, dining nook & gourmet kitchen (equipped with upgraded 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops) make this the perfect space for entertaining and casual dining. Premium hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you'll find your serene primary bedroom with generous walk-in closet and ensuite bath, two additional bedrooms, and a 4-piece main bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located centrally in this thriving community, with convenient commuter access AND nearby amenities, don't miss this unique opportunity to own this exquisite home! *This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.**

Inclusions:

N/A

Property Listed By:

Real Broker

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





