



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 SORA Terrace, Calgary T3S 0M1**

MLS® #: **A2165701**      Area: **Hotchkiss**      Listing Date: **09/13/24**      List Price: **\$571,080**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,035 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Parking Pad**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

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**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 16`1"	Dining Room	Main	16`4" x 8`6"
Kitchen	Main	8`10" x 9`10"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	13`0" x 8`5"	Bedroom	Upper	7`9" x 10`4"
Bedroom - Primary	Upper	12`9" x 11`11"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bonus Room	Upper	8`1" x 8`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2312519**

Zoning: **r-g**

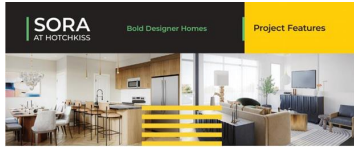
Remarks

Pub Rmks: The "TALO" Floorplan, with 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: CORNER LOT (w/ deck) | EXTRA WINDOWS | CONCRETE PARKING PAD | BRAND NEW | "ETHEREAL ZEN" DESIGN INTERIOR by Louis Duncan-He | All Perfectly located In SE Calgary's 'Sora in Hotchkiss', featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, 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, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad (double), a larger lot due to it being a corner unit, and a deck. 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 brand new 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





**SORA**  
AT HOTCHMS

Bold Designer Homes

Project Features

**Rohit** x  
HOMES | BUILD CODE FURTHER

LOUIS DUNCAN-HE  
DESIGNS

**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. Each of our homes features a distinct look that is inspired by you - our customers.

**Why Rohit Homes?**

- Built by a 4-time Home Builder of the Year award winner
- Peace-of-mind 1-2-3-10 year repair home warranty

**Your Deserve And 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 setting, park spaces, scenic paths and boardwalks. You can also watch nature at play from the many viewing 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 Selma, Michigan Towne and Midway.

Working exclusively with Rohit Homes, the Louis Duncan-He team has created three stunning and unique designs for our NEW Bold Designer Interiors™.

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

- Tall 9' ceilings on the main floor
- Designer kitchen cabinets with modern crown molding, toppling the upper cabinets
- Each kitchen boasts elegant quartz countertops and elegant tile backsplashes
- Camera 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
- Durable luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backsplash

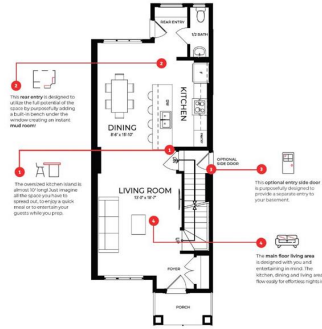
**Rohit**  
HOMES | BUILD CODE FURTHER

The **TALO** Bold Designer Townhome

3 Bed  
2.5 Bath  
1506 sq ft

Main Floor Features

1506 SQ FT



The **TALO** Bold Designer Townhome

3 Bed  
2.5 Bath  
1506 sq ft

Upper Floor Features

1506 SQ FT

