



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2165720**      Area: **Hotchkiss**      Listing Date: **09/13/24**      List Price: **\$549,900**  
 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: **2,131 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Oversized,Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,475**  
 Low Sqft:  
 Ttl Sqft: **1,475**

DOM

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

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
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	8`3" x 8`0"
Dining Room	Main	9`9" x 8`8"	Living Room	Main	12`6" x 11`8"
Bedroom	Upper	10`5" x 9`2"	Bedroom	Upper	11`1" x 9`5"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	15`8" x 12`2"
4pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

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

Zoning: **r-g**

Remarks

Pub Rmks: **The "CARTER" Floor-plan, with 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: INTERIOR UNIT | SINGLE OVERSIZED FRONT GARAGE | BRAND NEW | "NEOCLASSICAL REVIVAL" DESIGN INTERIOR by award winning interior designer 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, walk-thru pantry to garage - handy for brining in groceries. Off the kitchen is the dining, living room and half bath. The CARTER plan offers large windows across the back, 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, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back, and good size backyard. 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 of similar floor-plan, different finishings. 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 HOTCHKISS
Bold Designer Homes
Project Features

**Rohit** x **LOUIS DUNCAN/HIE**  
**DESIGNS**

**Bold Designer Homes**  
At Sora 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 Sora Homes?**

- Built by a 4-time Home Builder of the Year
- Peace-of-mind 1-2-10 year new home warranty

**Your Doorstep 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 wonders, park spaces, 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, Mukwonago, Towne and Mahogany.

**Magazine-Worthy Interiors Just Got Better**  
Working exclusively with Sora Homes, the Louis Duncan/Hie 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 three luxurious finishing details:

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

**Rohit**  
HOMES | Bold Goes Further