



THE
A-TEAM

**RE/MAX
FIRST**

341 SORA Way, Calgary T3S0M7

MLS®#: **A2167641**

Area:

Listing **09/23/24**

List Price: **\$879,400**

Status: **Active**

County: **Calgary**

Date: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,858 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,431**

Low Sqft:

Ttl Sqft: **2,431**

DOM

5

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Street Lighting,Waterfront**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Freezer,Gas Cooktop,Microwave,Range Hood**
Int Feat: **Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Upper	
5pc Bathroom	Upper		Great Room	Main	13`6" x 14`11"
Dining Room	Main	14`3" x 11`6"	Flex Space	Main	9`11" x 9`0"
Kitchen	Main	14`0" x 11`4"	Bonus Room	Upper	15`11" x 13`3"
Bedroom - Primary	Upper	15`3" x 13`3"	Bedroom	Upper	11`4" x 11`6"

Bedroom	Upper	11`0" x 11`6"	Bedroom Legal/Tax/Financial	Upper	11`0" x 11`9"
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Title: **Fee Simple** Zoning: **TBD**

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this exquisite 4-bedroom, 2.5-bath Legacy home, perfectly positioned on a walkout lot with breathtaking views of a tranquil pond. With 2363 sq. ft. of beautifully designed living space, this home offers an open-to-below layout, 9' ceilings, and an executive kitchen featuring built-in stainless steel appliances, a spacious walk-in pantry, and quartz countertops. The main floor is adorned with luxury vinyl plank flooring, a cozy gas fireplace, and a versatile flex room with French doors. Upstairs, the elegant primary bedroom includes a 5-piece ensuite with dual sinks, a soaker tub, and a fully tiled shower. Extra windows throughout fill the home with natural light, highlighting the quality finishes and thoughtful design. *Photos are representative.***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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





