

**41 SORA Gate, Calgary T3S0M6**

MLS®#: **A2167869** Area: **Hotchkiss** Listing Date: **09/22/24** List Price: **\$589,900**  
 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: **2,688 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,277**  
 Low Sqft:  
 Ttl Sqft: **1,277**

DOM  
**60**  
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** Construction: **Mixed,Vinyl Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 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	13`7" x 14`6"	Nook	Main	12`7" x 9`6"
Bedroom - Primary	Upper	11`4" x 12`1"	Bedroom	Upper	9`2" x 10`0"
Bedroom	Upper	9`8" x 9`7"	2pc Bathroom	Main	
4pc Bathroom	Upper		3pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**2312519**

**R-GM**

Remarks

Pub Rmks:

**Meet the St. Andrews, a remarkable 3 Bedroom 2.5 Bath townhome master built by Douglas Homes, in the welcoming community of SORA. This unique home has all the upgrades! 9' knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, detached double garage, front concrete patio and a treated wood deck, all on a fully landscaped, fenced lot and NO CONDO FEES. The bright and spacious main floor layout includes a breezy open kitchen with 9' island, great room with oversized windows & electric fireplace and a convenient main floor powder room. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished basement awaits your vision. Don't miss this unique opportunity to own this exceptional home. \*\*\*Photos are from an existing home and are representative of features and finishes, floor plans may not be exactly as shown.**

Inclusions:

**N/A**

Property Listed By:

**Real Broker**

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



