

44 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2168572** Area: **Hotchkiss** Listing Date: **09/25/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,110 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,735**
 Low Sqft:
 Ttl Sqft: **1,735**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**

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, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Kitchen	Main	12`0" x 9`2"
Dining Room	Main	11`10" x 12`0"	Living Room	Main	13`9" x 11`0"
Bedroom	Upper	9`8" x 11`0"	Bedroom	Upper	12`8" x 9`5"
Bedroom - Primary	Upper	15`8" x 12`2"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bonus Room	Upper	11`2" x 10`5"

Legal/Tax/Financial

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

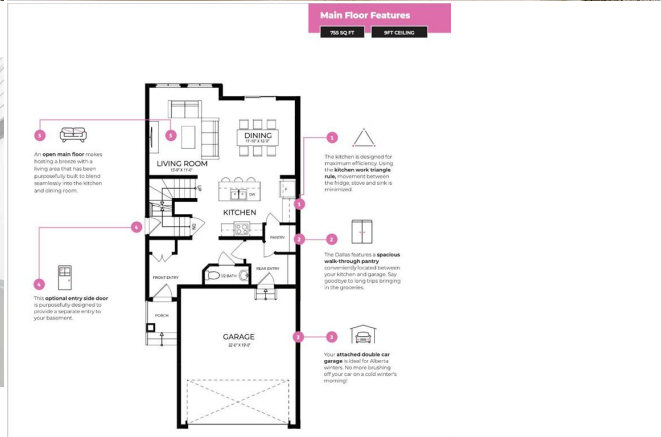
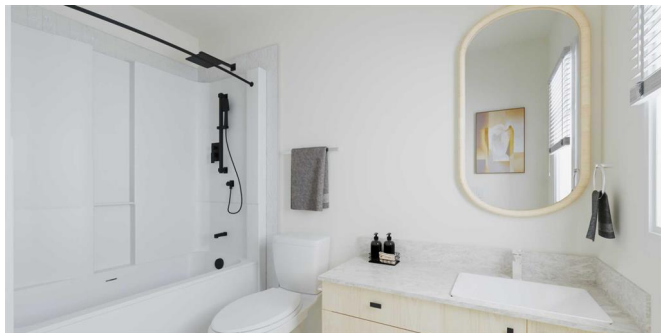
Zoning: **r-g**

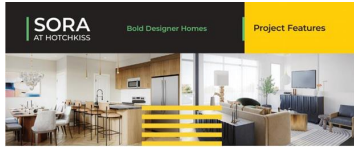
Remarks

Pub Rmks: **The 'DALLAS' END UNIT Triplex (no fee), Built by Rohit Homes, An award-winning home builder for over 35 years known for its Design Interiors. SEPARATE ENTRANCE | DOUBLE ATTACHED GARAGE | UPSTAIRS BONUS | BRAND NEW | INTERIOR DESIGNED by Louis Duncan-He | 1,726 sq ft 3 bed , 2.5 bath | Built by Rohit Homes & Perfectly located at Sora in Hotchkiss, a neighbourhood known for its natural beauty and warm community feeling. The design interior in this unit is: 'ETHEREAL ZEN' (you can choose other units with different finishings - contact) , creating a Timeless, Classic, Elegant, Poised, Exquisite, Grace and Luxury theme. UPGRADES AND FEATURES INC: quartz counters throughout, kitchen cabinets 42' tall, separate entrance, attached garage and so much more! Step inside to find yourself gravitate towards your large chefs kitchen, which includes SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the nook, and living space. There are windows across the rear, 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, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. To complete upper level is another full bath, and laundry. There is separate entrance to basement. To wrap this up is an oversized single attached garage - a must have for our winters! 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 captivating 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





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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 new home warranty

Year Overstop 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 wetland park paths, 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-curved designs bring an unparalleled level of eye-to-architecture to your home. Includes these luxurious finishing details:

- Tall 8' ceilings on the main floor
- Designer kitchen cabinets with modern crown molding topping 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
- Convenience 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

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