

411 SORA Boulevard, Calgary T3S 0M2

MLS®#: **A2171682** Area: **Hotchkiss** Listing Date: **10/10/24** List Price: **\$570,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,160 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,478**
 Low Sqft:
 Ttl Sqft: **1,478**

DOM

54
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** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 2`11"	Dining Room	Main	13`6" x 9`2"
Kitchen	Main	17`0" x 12`10"	Living Room	Main	13`10" x 12`7"
3pc Bathroom	Upper	9`10" x 6`10"	4pc Ensuite bath	Upper	8`1" x 8`9"
Bedroom	Upper	9`11" x 10`3"	Bedroom	Upper	10`11" x 9`8"
Bedroom - Primary	Upper	12`7" x 12`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-GM

2312519

Remarks

Pub Rmks:

Welcome to your brand-new semi-detached gem in the vibrant Sora community! This beautifully designed 3-bedroom, 2.5-bathroom home offers modern elegance and comfort just minutes away from essential amenities, schools, parks, and a hospital. As you enter, you'll be greeted by an inviting living area featuring a cozy fireplace, perfect for creating warm memories with family and friends. The heart of the home is the stunning kitchen, boasting luxurious granite countertops and stylish dual-tone cabinets that elevate both functionality and aesthetics. Adjacent to the kitchen is a charming coffee nook in the dining area, an ideal spot for enjoying your morning brew or a casual meal. The main floor features impressive 8-foot doors that add a touch of sophistication and a sense of spaciousness throughout the living areas. Large windows flood the space with natural light, enhancing the warm and welcoming atmosphere. The expansive front porch invites you to relax and unwind, offering a perfect spot for sipping your favourite drink while enjoying the outdoors and watching your kids play in the park right across the street. Upstairs, the spacious master suite is a private retreat, complete with a luxurious ensuite featuring a dual vanity—ideal for busy mornings and added convenience and a walk in closet. Two additional generously sized bedrooms offer plenty of room for family or guests, accompanied by a well-appointed second bathroom. The outdoor space is equally impressive, featuring a rare 3,160 sq ft lot for a semi-detached home. A 20 by 20 concrete pad in the back provides a fantastic opportunity for future garage construction or additional outdoor living space, whether for entertaining or gardening. The basement features a separate entry and is ready for your personal touch, complete with rough-ins for additional bathrooms and two egress windows for future development, providing endless possibilities for customization. Experience the perfect blend of modern living, community convenience, and endless potential—schedule your viewing today and make this charming home yours!

Inclusions:
Property Listed By:

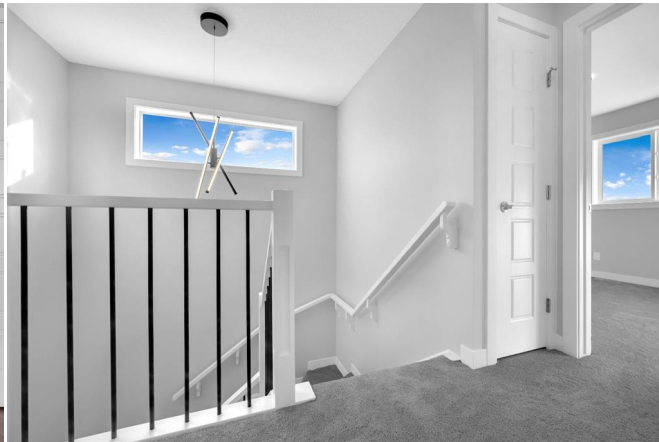
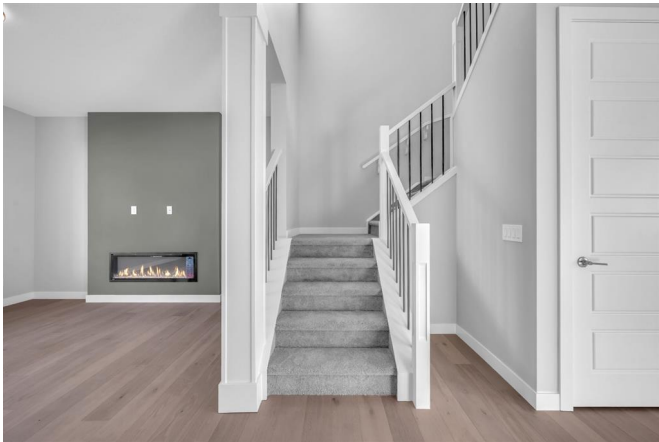
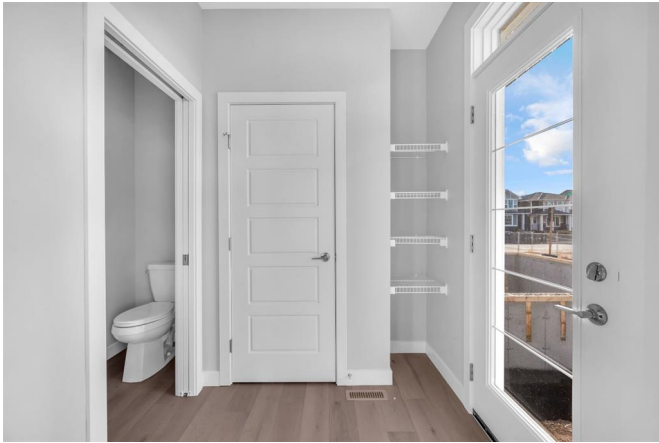
None
Coldwell Banker Mountain Central

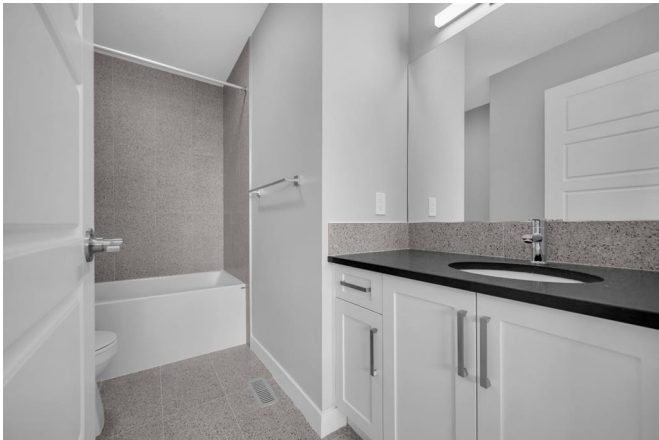
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

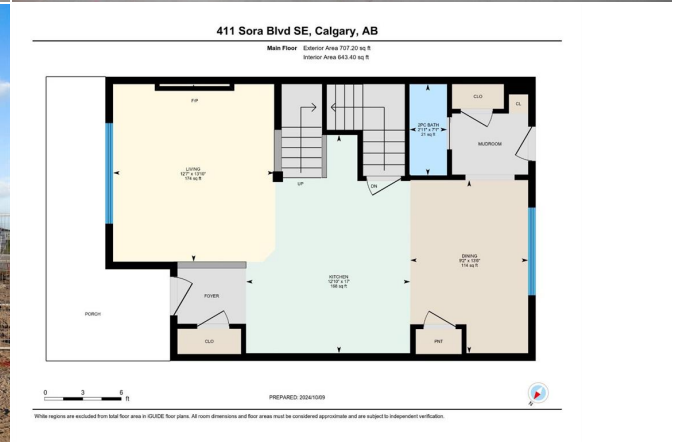
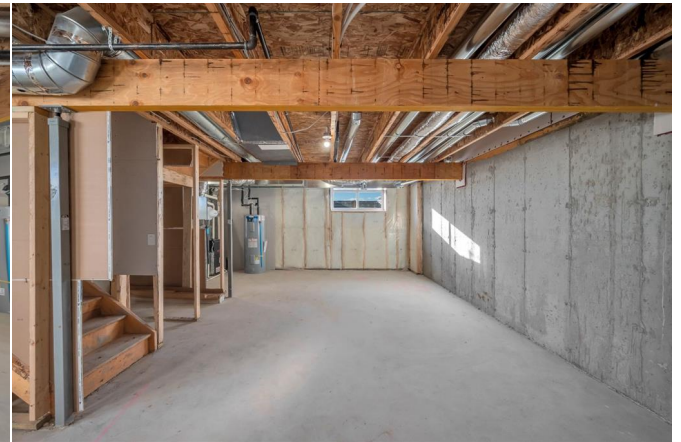
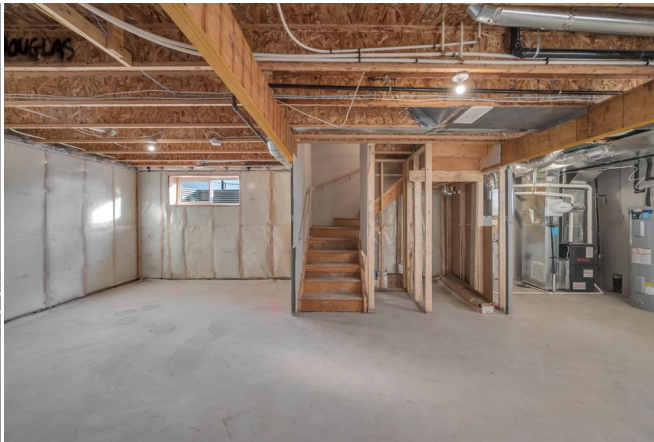












411 Sora Blvd SE, Calgary, AB

Upper Floor Exterior Area 771.65 sq ft
Interior Area 755.32 sq ft
Excluded Area 10.01 sq ft



0 3 6 ft PREPARED: 2024/10/09

While regions are excluded from total floor area in CLUCSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.