



THE
A-TEAM

**RE/MAX
FIRST**

359 SORA Boulevard, Calgary T3S 0M4

MLS®#: **A2174694**

Area: **Hotchkiss**

Listing Date: **11/10/24**

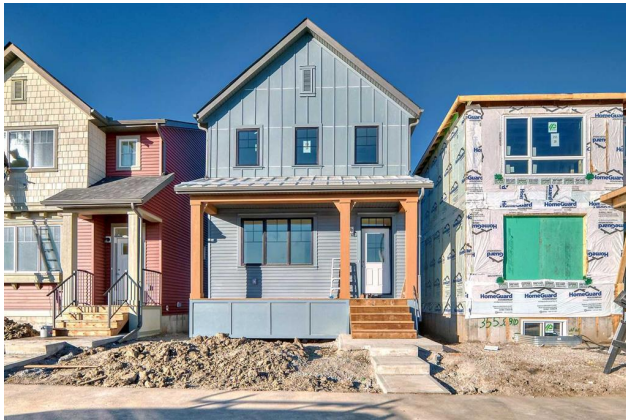
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,789 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**
Park Feat: **Alley Access,Parking Pad,See Remarks**

DOM

41

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main		Office	Main	6`0" x 4`8"
Flex Space	Main	10`10" x 13`0"	2pc Bathroom	Main	
Kitchen	Main	13`0" x 8`4"	Pantry	Main	0`0" x 0`0"
Dining Room	Main	11`0" x 10`2"	Living Room	Main	12`0" x 13`0"
Mud Room	Main		Bedroom - Primary	Second	12`0" x 13`0"
5pc Ensuite bath	Second		Walk-In Closet	Second	
3pc Bathroom	Second		Bedroom	Second	11`10" x 9`4"

Bedroom **Second** **11`6" x 9`4"** **Laundry**
Legal/Tax/Financial **Second**

Title: Zoning:
Fee Simple **R-Gm**
Legal Desc: **2312519**

Remarks

Pub Rmks: **MOVE INTO A SINGLE FAMILY HOME BEFORE THE HOLIDAYS!! - Experience nature-inspired living in this beautiful Homes by Avi Gregory model, nestled in Sora's peaceful, wetland-wrapped community. Imagine morning walks along scenic boardwalks, spotting local wildlife, and unwinding in a place that truly feels like a retreat. This two-story beauty opens with a charming front porch—perfect for that first cup of coffee. Step inside to find 9-foot ceilings, creating an airy and welcoming feel, and a versatile flex room that's just waiting to become your cozy reading nook or work-from-home hideaway. At the heart of the home, the open-concept kitchen, dining nook, and living room create a vibrant space to cook, share meals, and relax together. The kitchen is a showstopper with a spacious island, breakfast bar, full-height cabinets, chimney hood fan, and built-in microwave—all ready to inspire your inner chef! And don't miss the rear deck off the mudroom, where summer evenings with friends and a BBQ are just calling your name. Upstairs, you'll find two cheerful secondary bedrooms, a 3-piece bath, and a super convenient laundry room. Your primary suite is a true sanctuary with a luxurious 5-piece ensuite—complete with a soaker tub, double sinks, and a large walk-in closet that will make organizing a joy. The quartz countertops throughout add a touch of elegance to every room. Out back, the 20'x20' concrete parking pad, accessible from the alley, is ready for your vehicles, with future garage possibilities. And with 9-foot foundation, side entry and roughed-in plumbing, the unfinished basement is full of potential for whatever you dream up. With possession set for November 2024, this home is ready to welcome you into the nature-inspired, peaceful community of Sora, where you can truly relax and grow. Contact us today to schedule a viewing and take the next step toward owning your dream home. Kitchen appliances will be added at possession.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





