



THE
A-TEAM

**RE/MAX
FIRST**

136 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2175492**

Area: **Hotchkiss**

Listing Date: **10/28/24**

List Price: **\$674,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,466 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,987**

Low Sqft:

Ttl Sqft: **1,987**

DOM

25

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`2" x 9`9"
Mud Room	Main	0`0" x 0`0"
Dining Room	Main	8`0" x 9`9"
Bedroom	Second	12`9" x 10`1"
Bonus Room	Second	14`0" x 13`10"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Family Room	Main	14`1" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`1" x 17`1"
Bedroom	Second	11`11" x 10`5"
4pc Bathroom	Second	0`0" x 0`0"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

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

Zoning: **R-G**
 Remarks

Pub Rmks: **In Sora, life is effortless, offering all the space and amenities young families need to soar - it's a community built for exploring! This single-family home the "Brattle-Z" features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. The separate entry, 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.**PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.**

Inclusions: **\$5000 Brick Credit**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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







