



THE
A-TEAM

**RE/MAX
FIRST**

220 SORA Terrace, Calgary T3S 0L9

MLS® #: **A2175495** Area: **Hotchkiss** Listing Date: **10/28/24** List Price: **\$654,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,865**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,606 sqft** Ttl Sqft: **1,865**
 Lot Shape:

DOM

24
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** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 11`5"	Dining Room	Main	11`11" x 11`6"
Kitchen	Main	10`10" x 11`3"	Bedroom - Primary	Upper	12`8" x 13`0"
Bedroom	Upper	10`6" x 9`8"	Bedroom	Upper	9`10" x 9`0"
Bonus Room	Upper	10`10" x 13`0"	2pc Bathroom	Main	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

2312519

Remarks

Pub Rmks: **Explore new heights in Sora! This developing community in SE Calgary offers young families plenty of space and amenities to flourish. Explore the convenience of nearby urban attractions, including top-notch shopping and dining. Sora's natural wetlands and parks feature picturesque walking paths, trails, boardwalks, and waterside seating, ensuring nature is always close at hand. Plus, for those seeking more adventure, the Rocky Mountains are only an hour away! From Akash Homes comes the 'Bedford-Z'; this zero lot line home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite!**

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







