

220 SORA Terrace, Calgary T3S 0L9

Series is formation Series is formation<		A2175495	Area:	Hotchkiss	Listing Date:	10/28/24			\$644,900				
94Sub Type: Sub Type: Ver Buit Child94Lay Soft: CalgaryLas So 	Status:	Pending	County:	Calgary	Change:	-\$10K, 04	t-Dec	ASSOCIALIC	n: Fort McMurray				
Roof: Asphalt Shingle Heating: Construction: Heating: Forced Air,Natural Gas Wood Frame Flooring: Carpet,Ceranic Tile,Laminate Water Source: Fnd/Bsmt: Ext Feat: Other Carpet,Ceranic Tile,Laminate Water Source: Fnd/Bsmt: Kitchen Appl: None Int Feat: See Remarks Utilities: Room Level Dimensions Dining Room Level Dimensions It's 's 's 's'' Room Level Dimensions Dining Room Main 11 '11'' x 11'6'' Kitchen Main 10'10'' x 11'3'' Bedroom - Primary Upper 9'10''' x 9'0'' Bedroom Upper 10'10'' x 13''' Bedroom - Primary Upper 9'10''' x 9'0'' Bonus Room Upper 0'0''' x 0''' 2pc Bathroom Main 0'0''' x 0'0'' Loga/Tax/Financial Title: Zoning: Zoning:					Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat:	ation	Detached Calgary 2024 4,606 sqft See Rema	t	Abv Sqft: Low Sqft: Ttl Sqft:		54 Layout Beds: Baths: Style: <u>Parking</u> Ttl Park:	2.5 (2 1) 2 Storey 4	
Heating: Sewer: Sewer: Ext Feat: Forced Air, Natural Gas Wood Frame Flooring: Carpet, Ceramic Tile, Laminate Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Int Feat: Utilies: None See Remarks None Kitchen Appl: Int Feat: Utilies: None Kitchen Appl: Int Feat: Utilies: None Kitchen Appl: Int Feat: Utilies: None Kitchen Appl: Int Feat: Utilies: See Remarks Kitchen Appl: Int Feat: Utilies: None Kitchen Appl: Utilies: None Kitchen Main 12'8" x 11'5" Dining Room Main Main 10'10" x 11'3" Bedroom - Primary Upper Bedroom Main 10'10" x 13'0" Bedroom Main 0'0" x 9'0" Bonus Room Upper Upper 0'0" x 0'0" Laundry Upper Upper 0'0" x 0'0" Leyal/Tax/Financial Upper							Utilities	and Feature	25				
Ext Feat: Other Carpet, Ceramic Tile, Laminate Water Source: Fnd/Bsmt: Doured Concrete Kitchen Appl: None	Heating:	g: Forced Air,Natural Gas				Wood Frame							
Kitchen Appl: Int Feat: Utilities: None See Remarks Room Level Dimensions Room Level Dimensions Kitchen 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 10'10" x 13'0" 2pc Bathroom Upper 9'10" x 9'0" Laundry Upper 0'0" x 0'0" Spc Ensuite bath Upper 0'0" x 0'0" Hegal/Tax/Financial Title: Zoning: Zoning: Xing Xing		Other	Other					Carpet, Ceramic Tile, Laminate Water Source: Fnd/Bsmt:					
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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:													
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	Fee Simple	•											

Legal Desc:	2312519								
	Remarks								
Pub Rmks: Inclusions: Property Listed By:	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! \$5000 Brick Credit Cr								

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







