



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 SORA Terrace, Calgary T3S 0M1**

MLS®#: **A2175850**

Area:

Listing **10/30/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Date:  
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: **3,351 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,024**

Low Sqft:

Ttl Sqft: **2,024**

DOM

**52**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

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: **Quartz Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 12`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 12`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 12`1"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`1" x 12`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>11`9" x 11`0"</b>
<b>Mud Room</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`5" x 12`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>Laundry</b>	<b>Second</b>	

Legal/Tax/Financial

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

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! Step inside our 'Otis-Z' model. With over 2000 square feet of open-concept living space, the Otis is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms, a SEPARATE SIDE ENTRY, quartz counters, electric fireplace in the great room, and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. Take life to new heights in Sora! \*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME.**

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**







