



THE
A-TEAM

**RE/MAX
FIRST**

168 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2177996**

Area: **Hotchkiss**

Listing Date: **11/07/24**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

3,218 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Rectangular Lot
Driveway,Oversized,Single Garage Attached**

Finished Floor Area

Abv Sqft:

1,475

Low Sqft:

Ttl Sqft:

1,475

DOM

14

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Private Entrance**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	13`2" x 8`10"
Bedroom - Primary	Upper	15`8" x 12`2"
4pc Bathroom	Upper	
Bedroom	Upper	11`1" x 9`5"

Room	Level	Dimensions
Dining Room	Main	9`9" x 8`8"
Living Room	Main	12`6" x 11`6"
4pc Ensuite bath	Upper	
Bedroom	Upper	10`5" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
r-g

2312519

Remarks

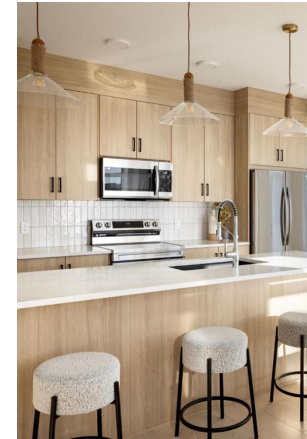
Pub Rmks:

***Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times! Quick possession - The "CARTER" Floorplan, with 1,475 sq ft 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years known for its design interiors. featuring: SEPARATE ENTRANCE | SINGLE OVERSIZED ATTACHED GARAGE | BRAND NEW | Perfectly located at Sora in Hotchkiss, with easy access to highway and amenities close by. UPGRADES AND FEATURES INC: quartz counters throughout, kitchen cabinets 42' tall, separate entrance, attached garage and so much more! Step inside to find yourself gravitate towards your large chefs kitchen, which includes SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the nook, and living space. There are windows across the rear, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. To complete upper level is another full bath, and laundry. There is separate entrance to basement. To wrap this up is an oversized single attached garage - a must have for our winters! This home is packed with features that make it a great option to consider for your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the same' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending on lot - confirm with builder. Get moving on this captivating place - before it's gone!**

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Mountain View)

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







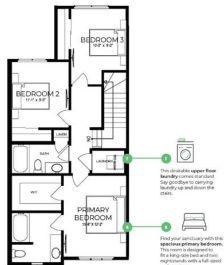
The
CARTER

Bold Designer
Duplex

3 Bed
2.5 Bath
1475 sq ft

Upper Floor Features

813 sq ft



SORA
AT HOTCHISS

Bold Designer Homes

Project Features

Rohit x **LOUIS DUNCAN-HIE**
DESIGNS
HOMES | Bold Goes Further

Bold Designer Homes
At Rohit Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off.
Each of our homes features a distinct look that is inspired by you - our customers.

Why Rohit Homes?

- Built by a 4-time Home Builder of the Year
- Peace of mind 12-10-10 year new home warranty

Your Ownership And Beyond

- Architecturally designed exterior for eye-catching curb appeal
- Turn-key with landscaping included
- In Soia, life is effortless and vibrant. It's a community known for natural beauty and a warm community feeling. You'll love exploring the natural wetland, park spaces, scenic paths, and boardwalks. You can also watch nature at play from the many seating areas along the water's edge.
- Located near the things that you're only an hour from the mountains, shopping, restaurants and other amenities are close at hand in nearby Soia, McKenzie Towne and Alpharetta.

Magazine-Worthy Interiors Just Got Better
Working exclusively with Rohit Homes, the Louis Duncan-Hie team has created three stunning and unique designs for our NEW Bold Designer Interiors™.

These fully-curved designs bring an unparalleled level of style to your home living. Your home includes these luxurious finishing details:

- Tall 9' ceilings on the main floors
- Designer kitchen cabinets with modern cream molding keeping the upper cabinets
- Each kitchen boasts elegant quartz countertops and splat the backslashes
- Generous kitchen island with breakfast bar and plenty of storage
- Stainless steel fridge, smooth top electric range, dishwasher and microwave
- Convenient washer and dryer included
- Distinctive decorative finishes including eye-catching bespoke light fixtures
- Overlaid luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backslashes

Rohit
HOMES | Bold Goes Further



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Duplex

3 Bed
2.5 Bath
1475 sq ft

Main Floor Features

813 sq ft

813 sq ft

1 The main floor living area is designed with you and your lifestyle in mind. The kitchen, dining and living areas are ready for afternoon light in.

2 The kitchen is designed to offer a full range of options. The kitchen work triangle is designed to make the most of the space.

3 The main floor living area is designed with you and your lifestyle in mind. The kitchen, dining and living areas are ready for afternoon light in.

4 The optional entry side door provides a separate entry to your basement.

5 The main floor half bath is designed to make the most of the space. The main floor half bath is designed to make the most of the space.

6 Your attached single car garage is located directly behind the main floor living area. The main floor living area is designed to make the most of the space.

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