

48 SORA Terrace, Calgary T3S 0M1

A2178000 **Hotchkiss** Listing 11/07/24 MLS®#: Area: List Price: **\$549,900**

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse City/Town: Calgary

Year Built: 2025 Lot Information

Lot Sz Ar: 2,131 sqft Lot Shape:

Access:

Lot Feat: Back Yard, Rectangular Lot

Park Feat: Alley Access, Oversized, Single Garage Attached DOM

14 Layout

Beds:

3 (3) 2.5 (2 1) Baths:

2 Storey, Side by Side Style:

<u>Parking</u>

Ttl Park: 2 1 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating: Forced Air **Wood Frame**

Sewer:

Ext Feat:

Other, Private Entrance

Flooring:

Carpet, Ceramic Tile, Laminate

Finished Floor Area

1,475

1,475

Abv Saft:

Low Sqft:

Ttl Sqft:

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

Utilities:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions** 2pc Bathroom Main 0'0" x 0'0" Kitchen Main 8`3" x 8`0" 9'9" x 8'8" 12`6" x 11`8" **Dining Room** Main **Living Room** Main **Bedroom** Upper 10`5" x 9`2" **Bedroom** 11`1" x 9`5" Upper 0'0" x 0'0" 15`8" x 12`2" 4pc Bathroom Upper **Bedroom - Primary** Upper 4pc Ensuite bath Upper 0'0" x 0'0"

Legal/Tax/Financial

Title: Zoning: Fee Simple r-g

Legal Desc: 2312519

Remarks

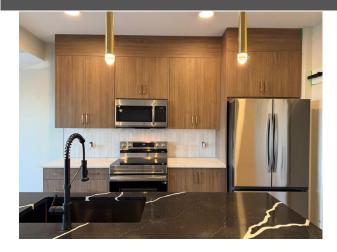
Pub Rmks:

*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!*The "CARTER" Floor-plan, with 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: INTERIOR UNIT | SINGLE OVERSIZED FRONT GARAGE | BRAND NEW | All Perfectly located In SE Calgary's 'Sora in Hotchkiss', featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting, walk-thru pantry to garage - handy for brining in groceries. Off the kitchen is the dining, living room and half bath. The CARTER plan offers large windows across the back, 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, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back, and good size backyard. 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 brand new place - before it's gone!

Inclusions: n/a

Property Listed By: RE/MAX Real Estate (Mountain View)

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





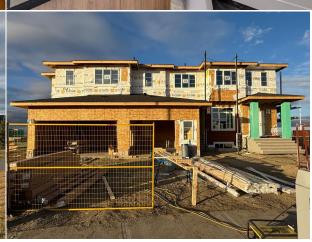


















Rohit X LOUIS DUNCAN-HE DESIGNS



