



THE
A-TEAM

**RE/MAX
FIRST**

48 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2178000**

Area: **Hotchkiss**

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

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2025

Lot Information

Finished Floor Area

Abv Sqft:

1,475

Low Sqft:

Ttl Sqft:

1,475

Lot Sz Ar:

2,131 sqft

Lot Shape:

DOM

14

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot

Alley Access,Oversized,Single Garage Attached

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

Utilities:

Room Information

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

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!*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:
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





