



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2178007**      Area: **Hotchkiss**      Listing Date: **11/07/24**      List Price: **\$561,080**  
 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  
 Lot Sz Ar: **3,035 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,504**  
 Low Sqft:  
 Ttl Sqft: **1,504**

DOM

**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Other,Private Entrance**      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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 16`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`4" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 9`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 8`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>7`9" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 11`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>8`1" x 8`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312519**

Zoning:  
**r-g**

Remarks

Pub Rmks:

The "TALO" Floorplan, with 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. **FEATURING: CORNER LOT (w/ deck) | EXTRA WINDOWS | CONCRETE PARKING PAD | 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 - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, 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, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full ensuite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad (double), a larger lot due to it being a corner unit, and a deck. 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 'TALO' 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! \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!**

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**









**SORA** AT NOTCHNESS Bold Designer Homes Project Features



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

**Bold Designer Homes**

As bold as the exterior, 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 award winner
- Peace-of-mind 1-2-5-10 year new home warranty

**Your Downstep And Beyond**

- Architecturally designed exterior for eye-catching curb appeal
- Turnkey with landscaping included
- In Sora, life is effortless and tranquil. It's a community known for natural beauty and a warm community feeling. You'll love exploring the natural setting, 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 Ring Road, you're only an hour from the mountains. Shopping, restaurants, and other amenities are close at hand in nearby Selma, Michoud, Towne and Midway.

**Magazine-Worthy Interiors Just Got Better**

Working in collaboration with Bold Homes, the Louis Duncan-He team has created three stunning and unique designs for our NEW Bold Designer Interiors™.

These fully curated designs bring an unparalleled level of eye to new home living. Your home includes these luxurious finishing details:

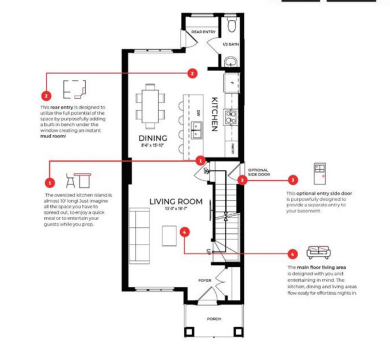
- Tall 8' ceilings on the main floors
- Designer kitchen cabinets with modern custom molding, lagging the upper cabinets
- Each kitchen boasts elegant quartz countertops and custom tile backsplashes
- Concrete kitchen island with breakfast bar and plenty of storage
- Stainless steel fridge, smooth top electric range, dishwasher and microwave
- Convenient washer and dryer included
- Distinctive decorative finishes including eye-catching bespoke light fixtures
- Durable luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backsplash

**Rohit**  
**HOMES** | Bold Goes Further



**The TALO** Bold Designer Townhome 3 Bed 2.5 Bath 1506 sq ft

**Main Floor Features**  
 10x10 TILE FLOOR | 8'FT CEILING



**The TALO** Bold Designer Townhome 3 Bed 2.5 Bath 1506 sq ft

**Upper Floor Features**  
 10x10 TILE FLOOR

