



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2178011**

Area: **Hotchkiss**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,725**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,725**

Lot Information

Lot Sz Ar:

**3,110 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Rectangular Lot**

**Double Garage Attached**

DOM

**44**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

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
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`8" x 12`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bonus Room</b>	<b>Upper</b>	<b>11`2" x 10`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**r-g**

**2312519**

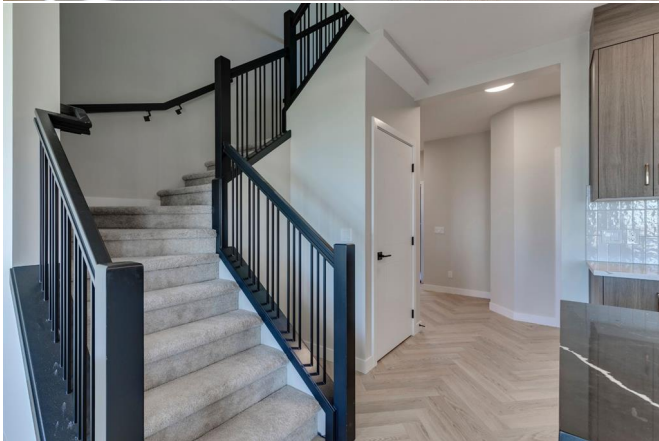
Remarks

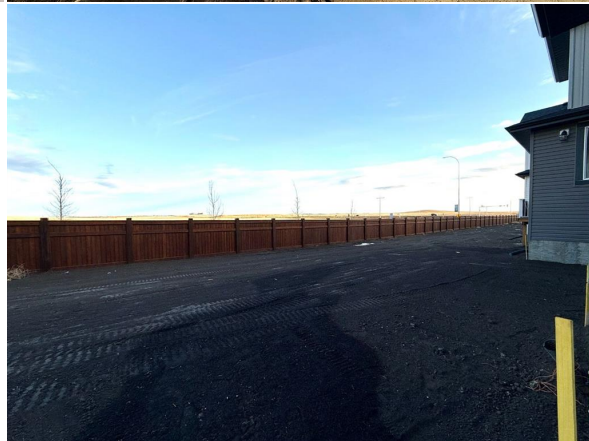
Pub Rmks: **LIMITED quick possession available. \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!\* The 'DALLAS' half duplex, Built by Rohit Homes, An award-winning home builder for over 35 years known for its Design Interiors. featuring: LARGE LOT | SEPARATE ENTRANCE | DOUBLE ATTACHED GARAGE | UPSTAIRS BONUS | BRAND NEW | INTERIOR DESIGNED by Louis Duncan-He | 1,726 sq ft 3 bed , 2.5 bath | Built by Rohit Homes & Perfectly located at Sora in Hotchkiss, a neighbourhood known for its natural beauty and warm community feeling. 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 a front attached garage - a must have for our winters! All pictures and 3D tours are of the 'Dallas' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) - confirm with builder. 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.**

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**









**SORA**  
AT HOTCHISS

Bold Designer Homes

Project Features

**Rohit** x LOUIS DUNCAN-HE  
DESIGNS

**Bold Designer Homes**  
At Bold 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
- Piece-of-mind 1-2-3-10 year new home warranty

**Your Downtime And Beyond**

- Architecturally designed exterior for eye-catching curb appeal
- Turn-key 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 space, scenic paths and boardwalks. You can also watch nature at play from the many seating areas along the water's edge.
- Located near the thing that you're only an hour from the mountains, shopping, restaurants and other amenities are close at hand in nearby Seale, Milledge Towne and Milledgeville.

**Magazine-Worthy Interiors Just Got Better**

Working collaboratively 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 style to your home living. Your home includes these luxurious finishing details:

- Tile & ceilings on the main floors
- Designer kitchen cabinets with modern crown molding topping the upper cabinets
- Each kitchen boasts elegant quartz counter tops and open end the backsplashes
- 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
- Discrete luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching back splash

**Rohit**  
HOMES | Bold Goes Further

