



THE
A-TEAM

**RE/MAX
FIRST**

399 SORA Boulevard, Calgary T3S 0M2

MLS®#: **A2178431**

Area: **Hotchkiss**

Listing Date: **11/09/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,566

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,566

Lot Information

Lot Sz Ar:

2,760 sqft

Lot Shape:

DOM

42

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

Concrete,Vinyl Siding

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator**

Int Feat: **Kitchen Island,Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 14`3"	Kitchen	Main	13`2" x 16`8"
Dining Room	Main	10`6" x 10`10"	2pc Bathroom	Main	4`9" x 5`1"
Bedroom - Primary	Upper	11`10" x 14`1"	4pc Ensuite bath	Upper	4`11" x 10`0"
4pc Bathroom	Upper	8`2" x 4`11"	Den	Upper	8`9" x 10`11"
Bedroom	Upper	8`3" x 9`11"	Bedroom	Upper	8`6" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

231 2519

Zoning:
R-GM

Remarks

Pub Rmks: **This stunning duplex offers a spacious, open-concept floor plan with elegant upgrades throughout, making it the perfect family home. Featuring 3 bedrooms, 2.5 bathrooms, and a beautiful bonus room, the home boasts high-end finishes like 8-ft doors, a gas range, and upgraded flooring. Enjoy the luxurious full-width front porch, perfect for relaxing, and a prime location directly across from a playground, ideal for families with young children. With quick 2-minute access to Stoney Trail, you'll save time on your commute. The basement, with two windows, offers great potential for future development, allowing you to customize the space to your needs. Whether you're entertaining or unwinding, this home combines style, comfort, and convenience in a truly desirable setting!**

Inclusions:
Property Listed By: **None**
Executive Real Estate Services

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







