

403 SORA Boulevard, Calgary T3S 0M2

MLS®#: **A2181327** Area: **Hotchkiss** Listing Date: **11/26/24** List Price: **\$559,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 08-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,583 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,561**
 Low Sqft:
 Ttl Sqft: **1,561**

DOM

57
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: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Entrance** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`7" x 13`6"	Nook	Main	8`9" x 11`8"
Flex Space	Main	10`0" x 9`6"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	11`10" x 13`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	8`2" x 10`11"	Bedroom	Upper	9`4" x 11`2"
Laundry	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312519

Zoning:
R-Gm

Remarks

Pub Rmks:

Meet the Canberra 2, a stunning 3 Bedroom 2.5 Bath semi-detached home master built by Douglas Homes in the welcoming south east community of SORA. This unique home has all the upgrades! 9' knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, separate side entry to the basement and NO CONDO FEES. The bright and spacious main floor layout includes a breezy open kitchen with quartz island, great room with oversized windows, a convenient main floor powder room and spacious flex room/office. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished basement awaits your vision. Don't miss this unique opportunity to own this exceptional home. *Photos are from the showhome which is the same model, so some finishes may vary. Property taxes have not yet been assessed.**

Inclusions:

N/A

Property Listed By:

Real Broker

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





