



THE
A-TEAM

**RE/MAX
FIRST**

224 SORA Terrace, Calgary T3S 0M1

MLS®#: **A2182545** Area: **Hotchkiss** Listing Date: **12/06/24** List Price: **\$669,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,978**
 Low Sqft:
 Ttl Sqft: **1,978**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`3" x 14`1"
Mud Room	Main	0`0" x 0`0"
Dining Room	Main	10`7" x 10`6"
Bedroom	Second	10`3" x 11`9"
Bonus Room	Second	14`6" x 21`10"
4pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Family Room	Main	12`3" x 14`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	18`0" x 19`2"
Bedroom	Second	10`1" x 15`2"
4pc Bathroom	Second	0`0" x 0`0"
Laundry	Second	9`0" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312519

Zoning:
R-G

Remarks

Pub Rmks: **In Sora, life is effortless, offering all the space and amenities young families need to soar - it's a community built for exploring! This 1978 SQFT single-family home the "Brattle-Z" features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. The separate entry, 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.**PLEASE NOTE** PICTURES ARE OF ACTUAL HOME. HOME IS NOW COMPLETE!!**

Inclusions:
Property Listed By: **\$5000 Brick Credit
Century 21 All Stars Realty Ltd.**

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









