



THE
A-TEAM

**RE/MAX
FIRST**

236 SORA Terrace, Calgary T3S 0L9

MLS® #: **A2183159**

Area: **Hotchkiss**

Listing Date: **12/13/24**

List Price: **\$649,900**

Status: **Active**

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: **3,336 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,779**
Low Sqft:
Ttl Sqft: **1,779**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`8" x 11`5"
Kitchen	Main	10`10" x 11`3"
Bedroom	Upper	10`6" x 9`8"
Bonus Room	Upper	10`10" x 13`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`11" x 11`6"
Bedroom - Primary	Upper	12`8" x 13`0"
Bedroom	Upper	9`10" x 9`0"
2pc Bathroom	Main	0`0" x 0`0"

Laundry
4pc Bathroom

Upper
Upper

0`0" x 0`0"
0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312519

Zoning:
R-G

Remarks

Pub Rmks: **Explore new heights in Sora! This developing community in SE Calgary offers young families plenty of space and amenities to flourish. Explore the convenience of nearby urban attractions, including top-notch shopping and dining. Sora's natural wetlands and parks feature picturesque walking paths, trails, boardwalks, and waterside seating, ensuring nature is always close at hand. Plus, for those seeking more adventure, the Rocky Mountains are only an hour away! From Akash Homes comes the 'Bedford-Z'; this zero lot line home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite!**

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







