



THE
A-TEAM

**RE/MAX
FIRST**

355 SORA Boulevard, Calgary T3S 0M4

MLS®#: **A2183962**

Area: **Hotchkiss**

Listing Date: **12/19/24**

List Price: **\$574,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,608**

Low Sqft:

Ttl Sqft: **1,608**

Lot Information

Lot Sz Ar: **2,789 sqft**

Lot Shape:

DOM

2

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**
Park Feat: **Alley Access,Parking Pad,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main		Office	Main	6`0" x 5`8"
2pc Bathroom	Main		Kitchen	Main	13`0" x 10`8"
Pantry	Main	0`0" x 0`0"	Dining Room	Main	13`0" x 12`2"
Living Room	Main	15`2" x 13`0"	Mud Room	Main	
Bedroom - Primary	Second	13`0" x 10`4"	Walk-In Closet	Second	
3pc Bathroom	Second		Bedroom	Second	10`0" x 9`6"
Bedroom	Second	10`0" x 9`2"	Laundry	Second	

3pc Ensuite bath

Second

Bonus Room
Legal/Tax/Financial

Second

13'0" x 11'0"

Title:
Fee Simple
Legal Desc:

2312519

Zoning:
R-Gm

Remarks

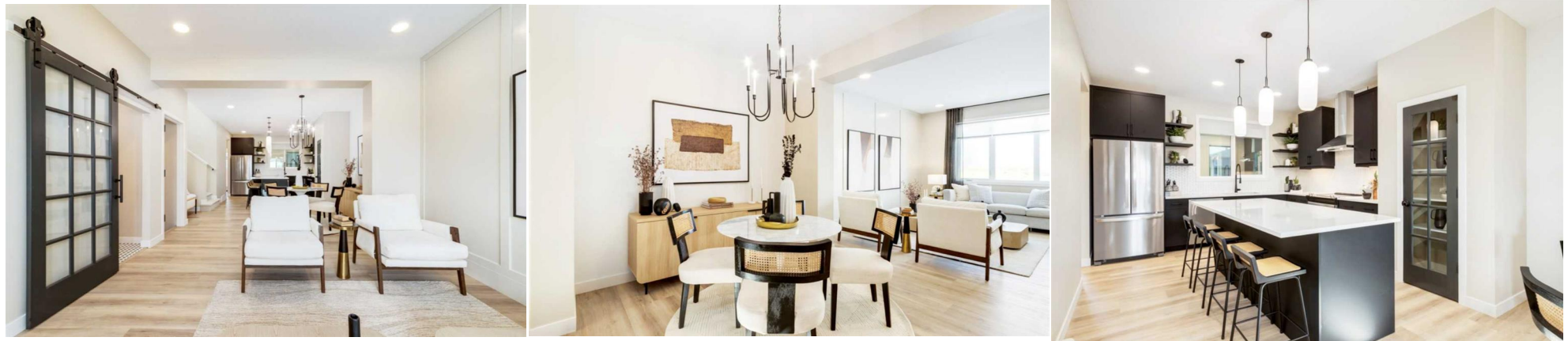
Pub Rmks:

MOVE INTO A SINGLE FAMILY HOME FOR THE NEW YEAR!! - Experience nature-inspired living in this beautiful Homes by Avi LEONARD model, nestled in Sora's peaceful, wetland-wrapped community. Imagine morning walks along scenic boardwalks, spotting local wildlife, and unwinding in a place that truly feels like a retreat. This beautiful and popular LEONARD home in the brand new community of Sora with amazing access off 22x and Stoney Trail SE! With 3 bedrooms and 2.5 bathrooms, this spacious and functional layout offers everything you need to start your homeownership journey. Step inside to a bright and open main floor featuring 9-foot ceilings, creating a welcoming atmosphere. A cozy pocket office provides the perfect space for a home office or reading nook—just waiting for you to make it your own. The open-concept kitchen, dining nook, and living room create the ideal space for family meals, relaxing, and entertaining overlooking your WEST FACING yard. The kitchen is a true highlight, featuring a large quartz island, full-height cabinets, a chimney hood fan, and a built-in microwave, all designed to inspire your inner chef. And when the weather's nice, enjoy summer BBQs on the rear deck just off the mudroom. It's the perfect spot to unwind with friends and family. Upstairs, you'll find two bright and cheerful bedrooms, a spacious bonus room perfect for movie nights, a 3-piece bathroom, and a convenient upstairs laundry room to make chores easier. Your primary suite is a true retreat, with a 3-piece ensuite and a large walk-in closet to keep everything organized. Plus, the elegant quartz countertops in the bathrooms add a modern, high-end touch. Outside, the included 20'x20' concrete parking pad off the alley is perfect for parking your vehicles and offers the potential for a future garage. The unfinished basement, with roughed-in plumbing, side entry, and 2 windows, is full of possibilities—whether you need more space to grow or want to add your personal touch. With possession available in February 2025, this home is waiting for you to move in and enjoy the peaceful, nature-inspired community of Sora. It's the perfect place to relax, settle in, and start building your future. Photos are of the Sora Showhome of the same home model - While layout is the same, fit and finish may differ on finished spec home. Interior selections in photos. Contact us today to schedule a viewing and take the first step toward owning your dream home!

Inclusions:
Property Listed By:

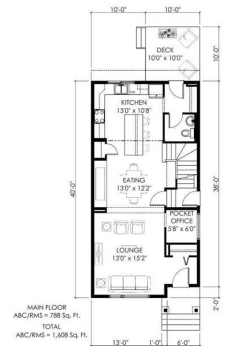
N/A
CIR Realty

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



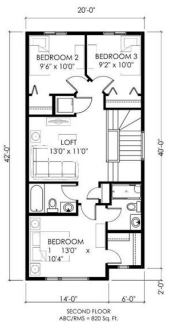


Job #7870 355 Sora Blvd



MAIN FLOOR ABC/MSL = 798 Sq. Ft. TOTAL ABC/MSL = 1,608 Sq. Ft.

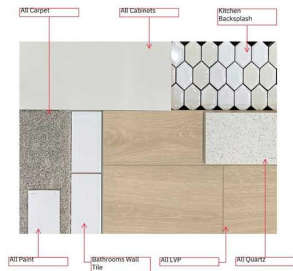
DESIGN: Planim by AIV



SECOND FLOOR ABC/MSL = 820 Sq. Ft.

DESIGN: Planim by AIV

INTERIOR SELECTIONS FINAL PHOTO



DISCLAIMER: Provided photos are intended as a colour reference only. Sample sizes may vary from installed product. Please refer to AIA's specifications for accurate product dimensions. Colors shown may not be an exact match to physical samples. Color discrepancies may occur due to the following limitations: 1. Photography resolution & reproduction. 2. Color calibration. 3. Monitor calibration. 4. Environmental lighting. 5. Printing process. 6. Material variations. 7. Material characteristics (e.g., wood grain, granite veining, etc.) 8. Slight variations between batches and dye lots.