



THE
A-TEAM

**RE/MAX
FIRST**

280 SORA Terrace, Calgary T3S 0M1

MLS® #: **A2184454** Area: **Hotchkiss** Listing Date: **12/23/24** List Price: **\$539,900**
 Status: **Pending** County: **Calgary** Change: **None** 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: **2,755 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
 Park Feat: **Driveway, Oversized, Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,475**
 Low Sqft:
 Ttl Sqft: **1,475**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Other, Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	9'9" x 8'8"
Kitchen	Main	13'2" x 8'10"	Living Room	Main	12'6" x 11'6"
Bedroom - Primary	Upper	15'8" x 12'2"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom	Upper	10'5" x 9'2"
Bedroom	Upper	11'1" x 9'5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
r-g

2312519

Remarks

Pub Rmks:

***Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times! Quick possession - The "CARTER" Floorplan, with 1,475 sq ft 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years known for its design interiors. featuring: SEPARATE ENTRANCE | SINGLE OVERSIZED ATTACHED GARAGE | BRAND NEW | Perfectly located at Sora in Hotchkiss, with easy access to highway and amenities close by. UPGRADES AND FEATURES INC: quartz counters throughout, kitchen cabinets 42' tall, separate entrance, attached garage and so much more! Step inside to find yourself gravitate towards your large chefs kitchen, which includes SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the nook, and living space. There are windows across the rear, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. To complete upper level is another full bath, and laundry. There is separate entrance to basement. To wrap this up is an oversized single attached garage - a must have for our winters! This home is packed with features that make it a great option to consider for your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the same' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending on lot - confirm with builder. Get moving on this captivating place - before it's gone!**

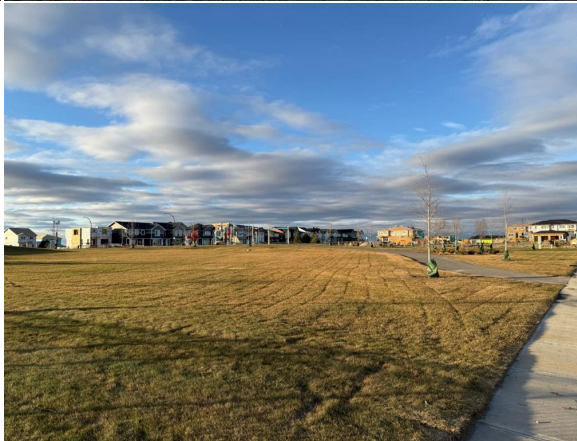
Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Mountain View)

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







SORA AT HOTCHKISS Bold Designer Homes Project Features

Rohit HOMES x **LOUIS DUNCAN/CANINE DESIGNS** Bold Goes Further

Bold Designer Homes
At Bold Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off.

Each of our homes features a distinct look that is inspired by you - our customers.

Why Bold Homes?

- Built by a 4-time Home Builder of the Year
- Peace-of-mind 1-2-10 year new home warranty

Your Doorstep And Beyond

- Architecturally designed exterior for eye-catching curb appeal
- Turn-key with landscaping included
- In-Sora, life is effortless and tranquil. It's a community known for repeat beauty and a warm community feeling. You'll love exploring the natural, verdant, park spaces, scenic paths and boardwalks. You can also watch nature at play from the many seating areas along the water's edge.
- Located near the Ring Road, you're only an hour from the mountains, shopping, restaurants and other amenities are close at hand in nearby Seton, McKenzie Towne and Mahogany.

Magazine-Worthy Interiors Just Got Better
Working exclusively with Bold Homes, the Louis Duncan-He team has created three stunning and unique designs for our NEW Bold Designer Interiors™.

These fully-curated designs bring an unparalleled level of style to your home during your home's most exciting time. Includes these beautiful finishing details:

- Tall 9' ceilings on the main floors
- Designer kitchen cabinets with modern green woodgrain lugging the upper cabinets
- Each kitchen boasts elegant quartz countertops and spacious breakfast bars
- Generous kitchen island with breakfast bar and plenty of storage
- Stainless steel fridge, smooth top electric range, dishwasher and microwave
- Convenient washer and dryer included
- Distinctive decorative finishes including eye-catching herringbone light fixtures
- Discrete luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backsplash

Rohit HOMES | **Bold Goes Further**

The CARTER Bold Designer Duplex

3 Bed
2.5 Bath
1475 sq ft

Main Floor Features

CREATIVITY **SPECIALTIES**

- The main floor living area features a large open concept living area with a fireplace and a large window overlooking the front yard.
- The kitchen is designed to be a central hub for the home with a large island, a breakfast bar, and a walk-in pantry.
- The main floor full bath is a full bathroom with a walk-in closet and a linen closet.
- The attached double garage is ideal for clients who need extra storage space for their cars and other vehicles.

The CARTER Bold Designer Duplex

3 Bed
2.5 Bath
1475 sq ft

Upper Floor Features

CREATIVITY **SPECIALTIES**

- The upper floor features three bedrooms, each with a walk-in closet and a large window overlooking the front yard.
- The upper floor full bath is a full bathroom with a walk-in closet and a linen closet.
- The attached double garage is ideal for clients who need extra storage space for their cars and other vehicles.