



THE
A-TEAM

**RE/MAX
FIRST**

340 SORA Terrace, Calgary T3S0L8

MLS® #: **A2186612**

Area: **Hotchkiss**

Listing Date: **01/09/25**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 10-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,235 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

DOM

23
Layout
Beds: **4 (4)**
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: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	13`0" x 13`0"
Kitchen	Main	8`6" x 14`6"	Dining Room	Main	10`0" x 13`0"
Bedroom - Primary	Upper	13`3" x 15`2"	Bedroom	Upper	9`6" x 10`6"
Bedroom	Upper	9`6" x 10`6"	Bonus Room	Upper	13`3" x 14`7"

Bedroom **Main** **9`6" x 8`11"** Legal/Tax/Financial

Title: Zoning: **R-G**
Fee Simple
Legal Desc: **2312519**

Remarks

Pub Rmks: **The Damon model offers modern luxury with a spacious executive kitchen featuring built-in stainless steel appliances, a chimney hood fan, and a gas cooktop, alongside a spice kitchen with a gas range and pantry shelving. The kitchen is highlighted by a stunning waterfall island and 2-tone cabinets. Designed for convenience, it includes 2024 specifications, a separate basement entrance, LVP flooring throughout the main floor, and a BBQ gasline RI. Each bedroom features a walk-in closet. The 5-piece ensuite includes a fully tiled shower, and the main bath offers dual sinks. A bedroom and full bathroom are conveniently located on the main floor. The great room features an electric fireplace with floor-to-ceiling tile. The home also boasts a vaulted bonus room ceiling, upper floor balcony, and paint-grade railing with iron spindles. Quartz countertops with undermount sinks are found throughout, and the finished basement stairwell completes this stunning home. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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









