



THE
A-TEAM

**RE/MAX
FIRST**

53 SORA Gate, Calgary T3S 0M6

MLS®#: **A2187359** Area: **Hotchkiss** Listing Date: **01/15/25** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,691 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,445**
 Low Sqft:
 Ttl Sqft: **1,445**

DOM
7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`7" x 13`4"	Nook	Main	10`0" x 9`10"
Flex Space	Main	10`0" x 9`9"	Bedroom - Primary	Upper	12`7" x 12`7"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`5" x 10`5"
Bedroom	Upper	9`9" x 10`0"	Laundry	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312519

Zoning:
R-Gm

Remarks

Pub Rmks: **The Kingston, master built by Douglas Homes, is a stunning 3 Bedroom 2.5 Bath town home located in the brand new south east community of SORA. This unique home has all the upgrades! 9' knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, separate side entry to the basement and NO CONDO FEES. The bright and spacious main floor layout includes a breezy open kitchen with quartz island, great room with oversized windows, a convenient main floor powder room and spacious flex room/office/potential fourth bedroom. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished basement awaits your vision. Don't miss this unique opportunity to own this exceptional home. ***Photos are from a completed unit and is representative of finishes. Property taxes have not yet been assessed.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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





