



THE
A-TEAM

**RE/MAX
FIRST**

192 SORA Terrace, Calgary T3S0M1

MLS® #: **A2188903**

Area: **Hotchkiss**

Listing Date: **01/24/25**

List Price: **\$774,700**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 17-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,532 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,220**

Low Sqft:

Ttl Sqft: **2,220**

DOM

84

Layout

Beds: **5 (5)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Dining Room	Main	10`0" x 10`10"
Great Room	Main	12`6" x 14`0"	Kitchen	Main	9`11" x 14`10"
Bedroom - Primary	Upper	12`3" x 13`3"	Bedroom	Upper	9`1" x 10`8"

Bedroom Bedroom	Upper Upper	9`5" x 10`5" 9`4" x 10`5"	Bonus Room Bedroom	Upper Main	13`0" x 10`6" 9`1" x 9`8"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-G			
Legal Desc:		2312519		Remarks	
Pub Rmks:		Welcome to the Bennett, a stylish and functional home designed for modern living. The kitchen features stainless-steel appliances, a chimney hood fan, and a convenient spice kitchen. Enjoy 9' ceilings in the basement, a side entrance and a main floor bedroom with full bathroom for added flexibility. The primary bedroom boasts a walk-in closet, and the 5-piece ensuite offers dual sinks and a walk-in shower. Tiled floors are found in the ensuite, main-floor, and second-floor bathrooms, with LVP flooring in the laundry room. The upper floor includes a vaulted ceiling in the bonus room and an open-to-above great room, creating a grand atmosphere. An electric fireplace in the great room completes this beautiful home, combining style, convenience, and functionality in every space. Photos are representative.			
Inclusions:		N/A			
Property Listed By:		Bode Platform Inc.			

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









