

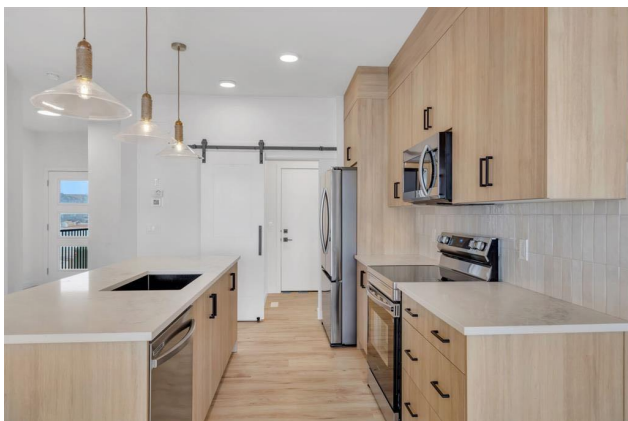


THE
A-TEAM

**RE/MAX
FIRST**

99 SORA Terrace, Calgary T3S 0M1

MLS®#: **A2190200** Area: **Hotchkiss** Listing Date: **01/25/25** List Price: **\$510,000**
 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: **2,325 sqft**
 Lot Shape:

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

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Oversized,Single Garage Attached**

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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	8`3" x 8`0"
Dining Room	Main	9`9" x 8`8"	Living Room	Main	12`6" x 11`8"
Bedroom	Upper	10`5" x 9`2"	Bedroom	Upper	11`1" x 9`5"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	15`8" x 12`2"
4pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
r-g

2312519

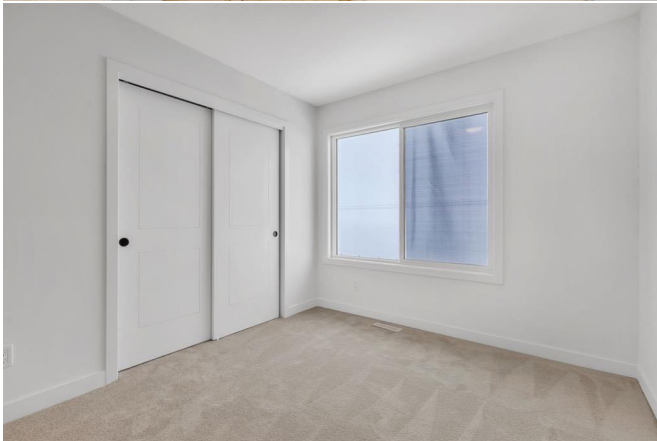
Remarks

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!*The NO CONDO FEE "CARTER" Floor-plan, with 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: INTERIOR UNIT | SINGLE OVERSIZED FRONT GARAGE | BRAND NEW | All Perfectly located In SE Calgary's 'Sora in Hotchkiss', featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting, walk-thru pantry to garage - handy for brining in groceries. Off the kitchen is the dining, living room and half bath. The CARTER plan offers large windows across the back, 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, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back, and good size backyard. 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 brand new place - before it's gone!**

Inclusions: n/a
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

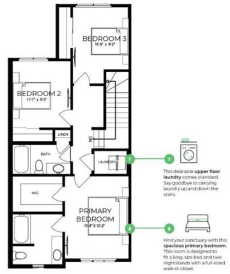






The CARTER Bold Designer Duplex
 3 Bed
 2.5 Bath
 1475 sq ft

Upper Floor Features



- 1 This dual sink upper floor master (also located) is perfect for carrying laundry up and down the stairs.
- 2 This master bedroom with this beautiful primary bathroom. This room is designed for relaxing, with an attached wardrobe with an island walk-in closet.



SORA AT HOTCHMISS Bold Designer Homes
 Project Features



Rohit x LOUIS DUNCAN+HE DESIGNS

Bold Designer Homes
 At Rohit 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 Sora Homes?

- Built by a 4-time Home Builder of the Year
- Peace-of-mind 12-30 year new home warranty

Your Downside 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 nature beauty and a warm community feeling. You'll love exploring the natural wetland, park spaces, scenic golfing, 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 Sora Homes, the Louis Duncan+He team has created three stunning and elegant designs for our NEW Bold Designer Interiors™.

These fully-curated designs bring an unparalleled level of style to your new home. Your home includes these luxurious finishing details:

- Tall 9' ceilings on the main floors
- Designer kitchen cabinets with modern crown molding housing the upper cabinets
- Each kitchen boasts elegant quartz countertops and square tile backsplashes
- 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 bespoke light fixtures
- Disruptive luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backsplash



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Main Floor Features

- 1 The main floor living area is designed with the most architectural appeal. The kitchen work triangle is perfect for effortless cooking.
- 2 The kitchen is designed with innovative efficiency using sleek, modern wood-look tile, large island and walk-in pantry.
- 3 The optional entry side door provides your entrance to your business.
- 4 The main floor half bath is conveniently located near the main living area, but still tucked away from the main room.
- 5 Your attached single car garage is located near the off your car in a cold winter's morning.