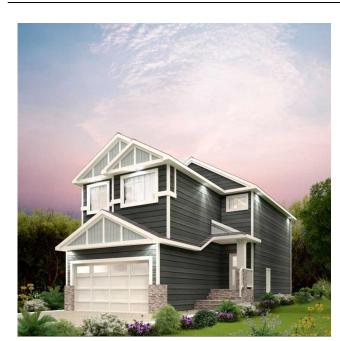


## 320 SORA Terrace, Calgary T3S 0M1

MLS®#: A2192146 **Hotchkiss** Listing 02/03/25 List Price: **\$719,900** Area:

Status: Active County: Calgary Change: +\$20k, 03-Feb Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached

City/Town: Year Built: 2024 **Lot Information** 

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

6,792 sqft Ttl Sqft: 2,014

<u>Parking</u>

2,014

<u>DOM</u>

**Layout** 

Beds:

Baths:

Style:

61

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

See Remarks Lot Feat:

Park Feat: **Double Garage Attached** 

**Utilities and Features** 

**Asphalt Shingle** Construction: Heating: Forced Air, Natural Gas **Wood Frame** 

Sewer:

Roof:

Ext Feat: None Flooring: Carpet,Laminate,Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: See Remarks Int Feat: See Remarks Utilities:

**Room Information** 

Room Level **Dimensions** Room <u>Level</u> **Dimensions** Kitchen Main 10`3" x 14`1" **Family Room** Main 12`3" x 14`0" **Mud Room** Main 0'0" x 0'0" 2pc Bathroom Main 0'0" x 0'0" **Dining Room** Main 10`7" x 10`6" **Bedroom - Primary** Second 18'0" x 19'2" **Bedroom** Second 10`3" x 11`9" **Bedroom** Second 10`1" x 15`2" 4pc Bathroom **Bonus Room** Second 14`6" x 21`10" Second 0'0" x 0'0" 4pc Ensuite bath Second 0'0" x 0'0" Laundry Second 9`0" x 7`3" Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2312519** 

Remarks

Pub Rmks: In Sora, life is effortless, offering all the space and amenities young families need to soar - it's a community built for exploring! This 2014 HUGE LOT & 2014 SQFT

single-family home the "Brattle-Z" features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. The separate entry, walkthrough pantry, 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.\*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Inclusions: \$5000 Brick Credit

Property Listed By: Century 21 All Stars Realty Ltd.

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



