



THE
A-TEAM

**RE/MAX
FIRST**

103 SORA Terrace, Calgary T3S 0M1

MLS®#: **A2192389** Area: **Hotchkiss** Listing Date: **02/04/25** List Price: **\$520,000**
 Status: **Pending** 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: **3,024 sqft**
 Lot Shape: **7.93 x 35.47**

Finished Floor Area
 Abv Sqft: **1,504**
 Low Sqft:
 Ttl Sqft: **1,504**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Private Entrance**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 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,Separate Entrance**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|-------------------------|--------------|---------------------|
| Living Room | Main | 13`0" x 16`1" | Dining Room | Main | 16`4" x 8`6" |
| Kitchen | Main | 8`10" x 9`10" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom | Upper | 13`0" x 8`5" | Bedroom | Upper | 7`9" x 10`4" |
| Bedroom - Primary | Upper | 12`9" x 11`11" | 4pc Ensuite bath | Upper | 0`0" x 0`0" |
| 4pc Bathroom | Upper | 0`0" x 0`0" | Bonus Room | Upper | 8`1" x 8`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 triplex "TALO" Floorplan, with 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: END LOT | SEPARATE ENTRANCE | LARGE WINDOWS | CONCRETE PARKING PAD | BRAND NEW | All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, 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 - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, 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, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad (double), a larger lot due to it being a corner unit, and a deck. 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 'TALO' 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! *Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!**

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







SORA Bold Designer Homes **Project Features**

Rohit x **LOUIS DUNCAN-HE DESIGNS**
HOMES | Bold Goes Further

Bold Designer Homes
All Bold 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 Bold Homes?

- Built by a 4-time Home Builder of the Year
- Peace-of-mind 12.5-10 year new home warranty

Your Doorstep And Beyond

- Architecturally designed exterior for eye-catching curb appeal
- 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 wonders, park spaces, scenic paths and boardwalks. You can also watch nature at play from the amazing viewing 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 Selva, McKenzie Towne and Mahogany.

Magazine-Worthy Interiors Just Got Better
Working exclusively with Bold Homes, the Louis Duncan-He team has created three stunning and unique designs for our NEW Bold Designer Interiors™.

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

- 36" W ceiling on the main floor
- Designer kitchen cabinets with modern crown molding topping the upper cabinets
- Each kitchen boasts elegant quartz countertops and upscale 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
- Distasteful decorative finishes including eye-catching transpire light fixtures
- Durable luxury vinyl plank flooring on the main floor
- Lush-hue quartz countertops in the baths with matching backsplash

Rohit
HOMES | Bold Goes Further

The TALO Bold Designer Townhome **3 Bed 2.5 Bath 1506 sq ft**

Main Floor Features

708 SQ FT **10 FT CEILING**

The main entry is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

The main floor is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

The kitchen is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

The main floor living area is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

The TALO Bold Designer Townhome **3 Bed 2.5 Bath 1506 sq ft**

Upper Floor Features

740 SQ FT

Bedroom 1 is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

Bedroom 2 is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

Bedroom 3 is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.

Bonus Room is designed to capture the attention of the space by featuring the striking black metal finish on the main entry door that complements the modern design.