



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**188 SORA Terrace, Calgary T3S0M1**

MLS®#: **A2199054**

Area: **Hotchkiss**

Listing Date: **03/04/25**

List Price: **\$849,676**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,337**

Low Sqft:

Ttl Sqft: **2,337**

Lot Information

Lot Sz Ar: **3,718 sqft**

Lot Shape:

DOM

**6**

Layout

Beds: **7 (5 2 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Tankless Water Heater**  
Int Feat: **Double Vanity,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
<b>3pc Bathroom</b>	<b>Suite</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>12`0" x 9`11"</b>
<b>Game Room</b>	<b>Suite</b>	<b>12`8" x 11`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 10`1"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>13`7" x 5`0"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>10`0" x 8`11"</b>
<b>Great Room</b>	<b>Main</b>	<b>14`11" x 12`6"</b>

<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 9`8"</b>	<b>Pantry</b>	<b>Main</b>	<b>7`10" x 6`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`3" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 9`4"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`5" x 13`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2312519**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to the Denali 6, where modern luxury and practicality meet! The executive kitchen is a showstopper with built-in stainless steel appliances, a gas cooktop, and a stunning waterfall island. Potlights illuminate the space, and the 2-tone cabinetry adds a touch of elegance. Enjoy the flexibility of a 2-bedroom legal suite with its own side entrance. The main floor features a bedroom and full bath, plus an electric fireplace for cozy nights in. The spacious bonus room features a vaulted ceiling, while the rest of the home is packed with thoughtful details—quartz countertops, paint grade railing with iron spindles, and luxurious LVP flooring throughout. Enjoy outdoor living with a BBQ gas line, and unwind in the ensuite with a beautifully tiled walk-in shower. This home is crafted for both comfort and style! Photos are representative.**

Inclusions:  
 Property Listed By: **2 furnaces  
 Bode Platform Inc.**

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









