



THE
A-TEAM

**RE/MAX
FIRST**

406 SORA Way, Calgary T3S 0M3

MLS®#: **A2201734**

Area: **Hotchkiss**

Listing Date: **03/17/25**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **259 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,748**
Low Sqft:
Ttl Sqft: **1,748**

DOM

19
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`10" x 5`6"
3pc Bathroom	Main	7`5" x 7`11"
Mud Room	Main	7`11" x 5`8"
Living Room	Main	12`11" x 12`0"
4pc Ensuite bath	Upper	4`11" x 8`10"
Den	Upper	11`8" x 10`11"
Bedroom	Upper	9`3" x 12`4"

Room	Level	Dimensions
Bedroom	Main	13`0" x 10`10"
Kitchen With Eating Area	Main	8`9" x 13`0"
Dining Room	Main	10`11" x 10`11"
Bedroom - Primary	Upper	12`2" x 13`7"
Walk-In Closet	Upper	4`5" x 5`3"
Bedroom	Upper	9`4" x 13`4"
Laundry	Upper	3`10" x 3`5"

4pc Bathroom

Upper

4`11" x 7`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7`9" x 7`11"

Title:
Fee Simple
Legal Desc:

2312319

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this stunning brand new home in the beautiful community of Sora (Hotchkiss), South East Calgary! This fantastic property, the Gregory model- Homes by Avi, boasts 1748 sq ft of living space with four generous bedrooms, bonous room, three full washrooms and a 20'x20' concrete parking pad, accessible from the alley, perfect for your vehicles, with future garage possibilities and an separate entrance to the basement. As you step inside, you'll notice a convenient closet for storing jackets and shoes and a bright bedroom with a large window and spacious closet , ideal for a guest room, reading nook or home office which is attached to a full washroom. You will have beautiful view of pond and rocky mountains from this room. The spacious living room is airy and light-filled. The open kitchen is equipped with Whirlpool stainless steel appliances, quartz countertops, a large island and a breakfast bar. A cozy dining area near the kitchen is perfect for family meals and entertaining guests. The mudroom beside the kitchen leads to the back entry. Upstairs, you'll find three sizable bedrooms and bonous room, including the primary bedroom with its own ensuite washroom and walk-in closet. Enjoy the views of the Rocky Mountains and pond from the master bedroom! The other two bedrooms share a conveniently located full washroom. An expansive bonus room and laundry room complete this floor. A good sized unfinished basement comes with separate entrance from the side of the house and two egress size windows and a washroom rough-in for the future development. Sora is a new and vibrant community in South East Calgary, a minutes drive to Stoney trail and south hospital, offering a mix of parks, ponds, playgrounds and walking trails. It's close to schools, shopping and dining options, making it a great place to call home.

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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











