

# \$684,900 - 312 Sora Terrace Se, Calgary

MLS® #A2192155

**\$684,900**

3 Bedroom, 3.00 Bathroom, 1,860 sqft

Residential on 0.10 Acres

Hotchkiss, Calgary, Alberta

Explore new heights in Sora! This developing community in SE Calgary offers young families plenty of space and amenities to flourish. Explore the convenience of nearby urban attractions, including top-notch shopping and dining. Sora's natural wetlands and parks feature picturesque walking paths, trails, boardwalks, and waterside seating, ensuring nature is always close at hand. Plus, for those seeking more adventure, the Rocky Mountains are only an hour away! From Akash Homes comes the 'Bedford-Z'; this zero lot line HUGE LOT home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite!

Built in 2024

## Essential Information

MLS® #

A2192155



|                |             |
|----------------|-------------|
| Price          | \$684,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,860       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 Sora Terrace Se |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0L9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | None                             |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Fireplace         | Yes                              |
| # of Fireplaces   | 1                                |
| Fireplaces        | Electric, Living Room            |
| Has Basement      | Yes                              |
| Basement          | Exterior Entry, Full, Unfinished |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 97                 |
| Zoning         | R-G                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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