

# \$569,900 - 140 Sora Terrace, Calgary

MLS® #A2154157

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,473 sqft  
Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

SEPARATE ENTRANCE | FRONTING GREEN AREA | SINGLE OVERSIZED ATTACHED GARAGE | BRAND NEW | INTERIOR DESIGNED by Louis Duncan-He | CARTER FLOOR PLAN 1,473 sq ft 3 bed , 2.5 bath | Built by Rohit Homes & Perfectly located at Sora in Hotchkiss, a neighbourhood known for its natural beauty and warm community feeling. The design interior in this unit is: 'NEOCLASSICAL REVIVAL' (you can choose other units with different finishings - contact) , creating a Timeless, Classic, Elegant, Poised, Exquisite, Grace and Luxury theme. UPGRADES AND FEATURES INC: quartz counters throughout, kitchen cabinets 42' tall, separate entrance, attached garage and so much more! Step inside to find yourself gravitate towards your large chefs kitchen, which includes SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), walk thru pantry to garage (handy) - a perfect place to gather and create masterful meals. Off the kitchen is the nook, and living space. There are windows across the rear, 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, with one being the primary retreat, that includes a large walk in closet, and spa like retreat full en-suite. To complete upper level is another full bath, and laundry. There is separate entrance to basement. To wrap this up is an oversized single attached garage - a must have for our



winters! 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. photos/3D tour is of similar floor plan, different finishings. Get moving on this captivating place - before it's gone!

Built in 2024

**Essential Information**

MLS® #	A2154157
Price	\$569,900
Sold Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

**Community Information**

Address	140 Sora Terrace
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M1

**Amenities**

Amenities	Other, Park, Playground
Parking Spaces	2

Parking	Driveway, Oversized, Single Garage Attached
---------	---

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2024
Date Sold	October 7th, 2024
Days on Market	67
Zoning	r-g
HOA Fees	200.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.