

\$510,000 - 99 Sora Terrace Se, Calgary

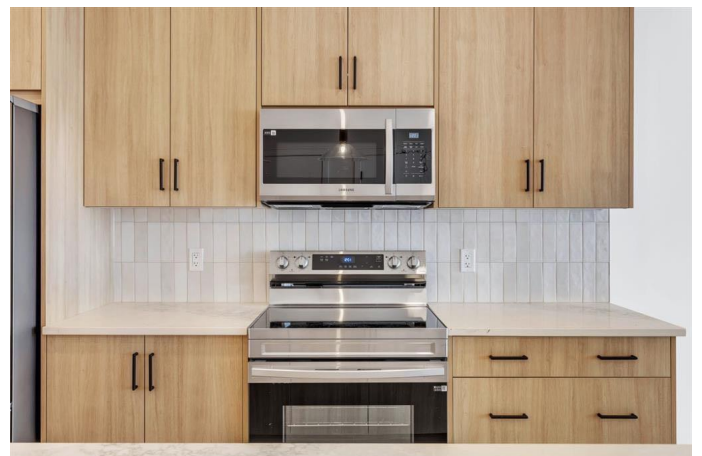
MLS® #A2190200

\$510,000

3 Bedroom, 3.00 Bathroom, 1,475 sqft
Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

*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 "CARTER" Floor-plan, with 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: INTERIOR UNIT | SINGLE OVERSIZED FRONT GARAGE | BRAND NEW | All Perfectly located In SE Calgary's 'Sora in Hotchkiss', 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, walk-thru pantry to garage - handy for brining in groceries. Off the kitchen is the dining, living room and half bath. The CARTER plan offers large windows across the back, 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, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, bath/shower combo with rain head and wand, quartz counters and beautiful tile work. The lot features alley access in the back, and good size backyard. 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 same '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!

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2190200 |
| Price | \$510,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,475 |
| Acres | 0.05 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 99 Sora Terrace Se |
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0M1 |

Amenities

| | |
|----------------|-------------------------------------------------|
| Amenities | Other, Park, Playground |
| Parking Spaces | 2 |
| Parking | Alley Access, Oversized, Single Garage Attached |
| # of Garages | 1 |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 25th, 2025 |
| Days on Market | 71 |
| Zoning | r-g |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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