



206 Sora Way Calgary Alberta

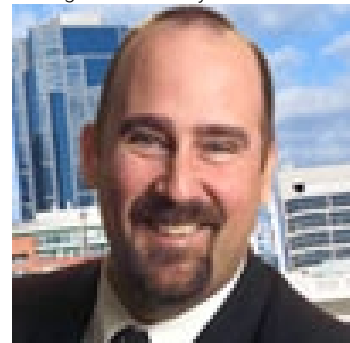
\$715,680

Welcome to the Abbott by Sterling Homes Calgary! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Built to 2025 specifications, this home features LVP throughout the main floor and wet areas, triple-pane and additional windows, and an electric fireplace with mantel. The kitchen offers stainless steel appliances, chimney hoodfan, built-in microwave, a Silgranit sink, island with pendant lighting, Quartz countertops with undermount sinks, and a pantry with french door. The main floor includes a bedroom and full bath, while the primary bedroom features a 5-piece ensuite with soaker tub, tiled-wall fiberglass shower, and a bank of drawers. Enjoy upper-floor laundry, a vaulted bonus room, paint-grade railing with iron spindles, a side entrance, 9' basement ceilings, and a rear deck with BBQ gas line rough-in. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches--all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative. (id:6769)

Great room 10.50 Ft x 12.33 Ft
Dining room 10.00 Ft x 8.75 Ft
Kitchen 9.33 Ft x 11.50 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 9.58 Ft x 10.58 Ft
Primary Bedroom 12.50 Ft x 12.50 Ft
Other 8.25 Ft x 4.83 Ft

5pc Bathroom 8.25 Ft x 12.17 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 9.50 Ft x 13.17 Ft
Other 6.25 Ft x 5.50 Ft
Bedroom 10.50 Ft x 12.75 Ft
Other 6.25 Ft x 5.50 Ft
Bonus Room 11.25 Ft x 14.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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