



GRASSROOTS
REALTY GROUP

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206 Sora Way SE
Calgary, Alberta

MLS # A2283711



\$715,680

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

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.