



GRASSROOTS
REALTY GROUP

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200 Sora Terrace SE
Calgary, Alberta

MLS # A2194761



\$713,650

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Introducing the Birkley, a beautifully crafted home designed with comfort and style in mind. The 5-piece ensuite features dual oval sinks, a walk-in shower, and elegant tiled floors that continue through the main bath and laundry room. The spacious upper bonus room with vaulted ceilings offers a perfect space to unwind. The kitchen is a standout with stainless-steel appliances, a dishwasher in the island, a built-in microwave and walk through pantry. The main floor showcases an electric fireplace with floor-to-mantel wall tile, and the stairwell shows stylish paint grade railing with iron spindles. Additional highlights include a 9' basement ceiling, a side entrance and a walk-in closet in the primary bedroom. Photos are representative.