

# ABBOTT

Address  
**206 Sora Way**

Job#  
**114083**

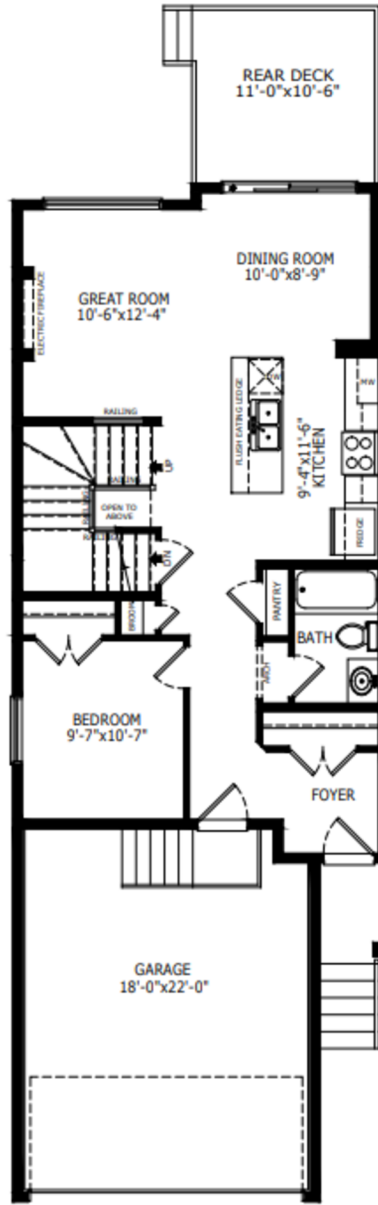
Total Sq. Ft. - 1875

Bedrooms - 4

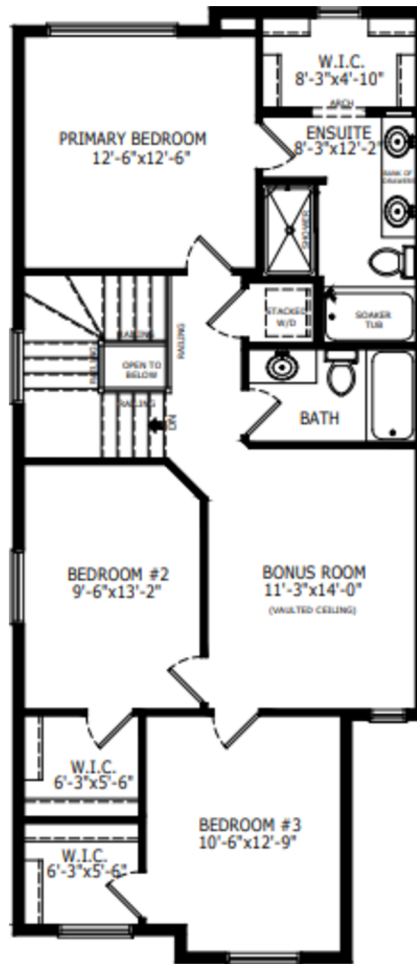
Bathrooms - 3

Garage - 2 Car

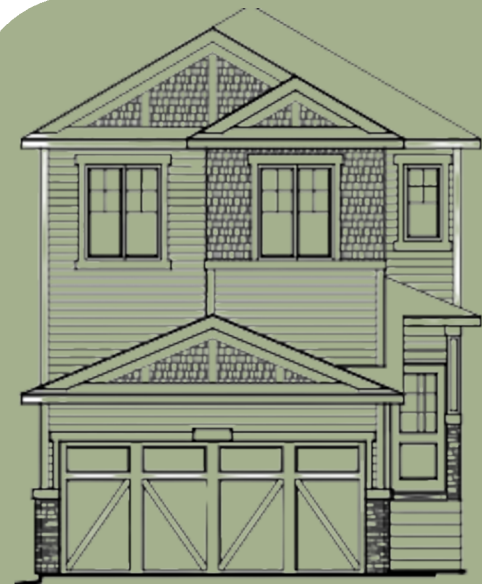
## Floorplan



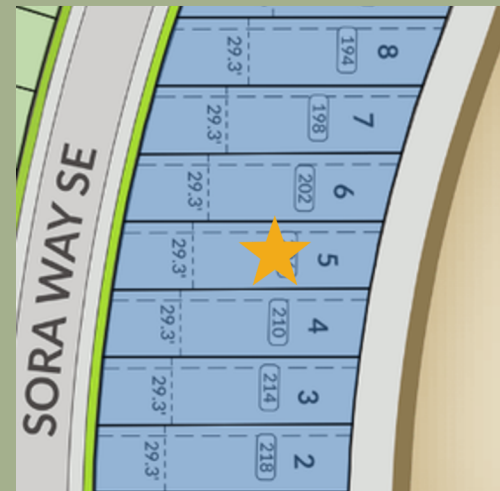
Main Level: 839 sq. ft.



Upper Level: 1036 sq. ft.



Elevation



Lot Location



Sophiah Campbell  
Area Manager



Amanda Loh  
Area Manager



Emily Spence  
Host

### Contact:

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E: [sora@sterlingcalgary.com](mailto:sora@sterlingcalgary.com)

## Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtu:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

### Home Highlights

- 2025 Specifications
- Side entrance
- 9' basement ceiling
- Main floor bedroom and full bathroom
- Rear deck with BBQ gasline rough-in
- Electric fireplace with mantle above
- LVP throughout main floor and wet areas
- Quartz countertops with undermount sinks
- Vaulted bonus room
- Paint grade railing with iron spindles
- Upper floor laundry
- Triple pane windows
- Additional windows

### Kitchen Elements

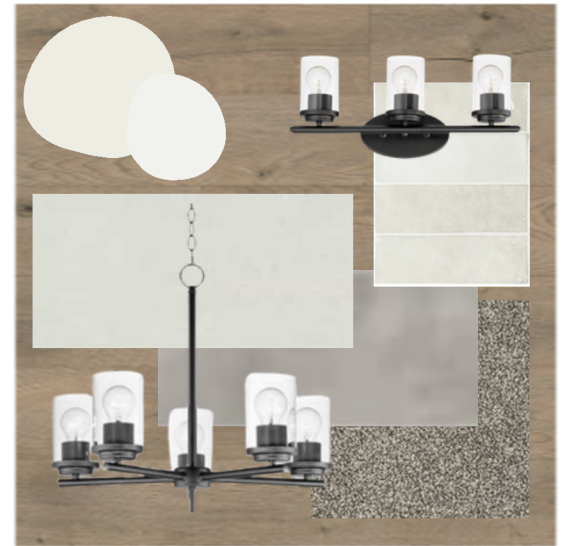
- Stainless steel appliances, chimney hoodfan and built-in microwave
- Kitchen island with pendant lighting
- Silgranit sink
- Pantry with french door



Kitchen

### Bathroom Elements

- 5-piece ensuite with soaker tub and fiberglass base shower with tiled walls
- Bank of drawers in ensuite vanity



## Home Interiors