

# BIRKLEY

Address

**97 Southborough Square**

Job#

**280016**

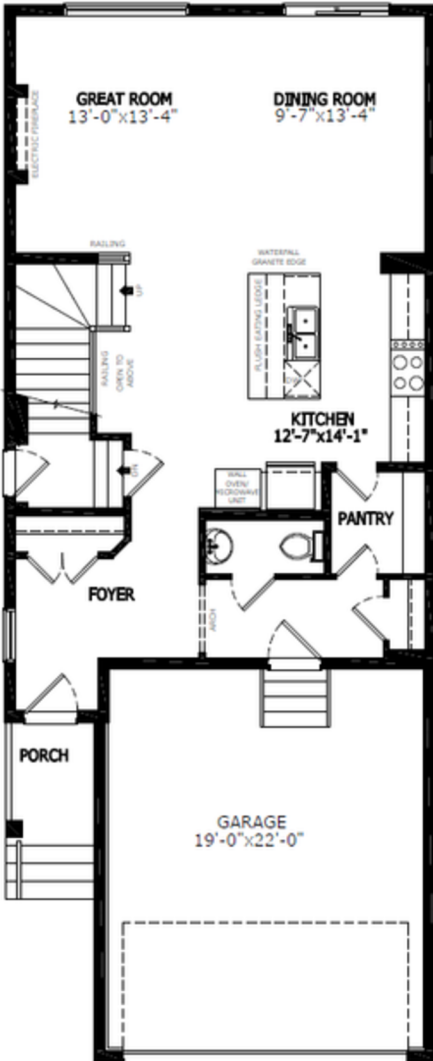
Total Sq. Ft. - 2094

Bedrooms - 3

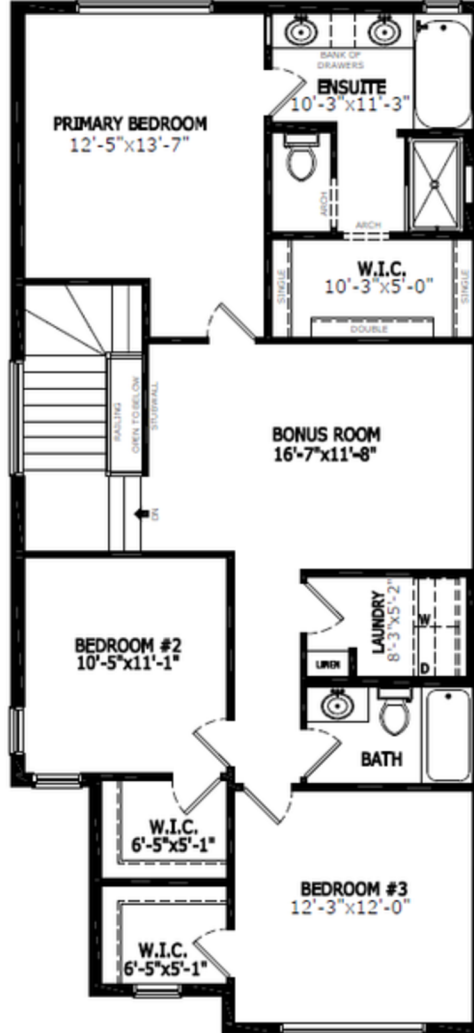
Bathrooms - 2.5

Garage - 2

## Floorplan



Main Level: 905 sq. ft.



Upper Level: 1189 sq. ft.



Elevation



Lot Location



Diane Blackman  
Area Manager



Teagan Rohl  
Area Associate

### Contact:

P: (403) 981-0073

E: southbow@sterlingcalgary.com

## Features

### Home Highlights

- 2025 Specifications
- Across from Greenspace
- 9' basement wall height
- Side entrance
- Rear BBQ Gas Line
- Electric fireplace
- Paint grade railing with iron spindles
- Quartz countertop over washer and dryer
- Additional windows throughout
- Vaulted ceiling in bonus room
- Motion Sensor lights in all bedroom walk-in closets

### Kitchen Elements

- Executive kitchen with built-in stainless-steel appliances and chimney hoodfan
- Waterfall granite edge countertop
- Walk-through pantry

### Bathroom Elements

- 5-piece ensuite with soaker tub and bank of drawers
- Fiberglass base ensuite shower with tiled walls, Niche and barn style glass door

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 Virtuio:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners



Kitchen



## Home Interiors