


BIRKLEY 2

Address

204 Southborough Common 280025

Job#

280025

 Total Sq. Ft. - 2180

 Bedrooms - 3

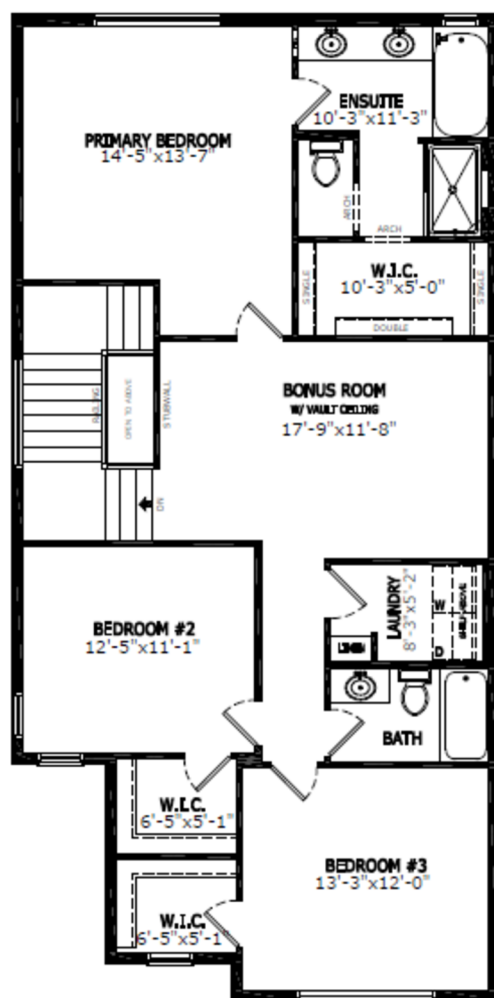
 Bathrooms - 2.5

 Garage - 2

Floorplan



Main Level: 979 sq. ft.



Upper Level: 1201 sq. ft.



Diane Blackman
Area Manager



Teagan Rohl
Area Associate



Elevation



Lot Location

Contact:

P: (403) 981-0073

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

Home Highlights

- 2025 Specifications
- Backs onto greenspace
- 9' basement wall height
- Side entrance
- Rear BBQ gas line
- Gas fireplace with tile to ceiling
- Maple railing with iron spindles
- Motion sensor lights in all walk-in closets
- Additional windows throughout
- Vaulted ceiling in bonus room

Kitchen Elements

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



Kitchen

Bathroom Elements

- 5-piece ensuite with soaker tub
- Fiberglass base shower with tiled walls, niche, glass shelves and barn style door in ensuite
- Tiled flooring in all bathrooms and laundry
- Tub shower with tiled walls in main bath



Home Interiors