

202 Sora Way SE
Calgary, Alberta

MLS # A2288964



\$720,598

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	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 Birkley 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. This 2025 specification home blends style and function throughout. The kitchen features stainless steel appliances with a chimney hoodfan and built-in microwave, gas line for a future range, pendant lighting, and a walk-through pantry with French doors. The spacious 5-piece ensuite includes a relaxing soaker tub, fiberglass base shower with tiled walls, bank of drawers, and tiled flooring—also carried into the main bath. Enjoy a 9' basement ceiling, side entrance with precast landing, electric fireplace with paint grade mantel and tile surround, BBQ gas line rough-in, vaulted bonus room ceiling, LVP throughout the main floor and laundry, quartz countertops with undermount sinks, and additional windows throughout. 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, 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 a representative.