

# ST. ANDREWS

85 Sora Gate • Sora, Calgary



1300 sq.ft. 3 bedrooms 2.5 bathrooms 20'

## SHOWHOME FEATURE SHEET



- Modern Prairie style elevation with horizontal and vertical vinyl siding and horizontal siding in accent color. Asphalt shingles, smartboard battens, window grills, cultured stone & pre-cast concrete porch.
- ★ Corner lot includes upgraded decoration to side & rear elevation and additional windows in the great room, nook, and primary bedroom, flooded with natural light.
- 8' high painted fiberglass front door with glass inserts & side light.
- 20x22 double detached garage and french door to the rear, enhancing backyard accessibility and aesthetic.
- Fully landscaped yard with sod in the front, side, and rear; mulch bed & shrubs in the front.
- Brown treated wood landing with separation/privacy wall, aluminum railing & treated wood steps to grade.
- Spacious 9' main floor with 8' high doors in common areas, including an undeveloped 8' basement.
- Quartz countertops throughout the home.
- Hardwood throughout the main floor.
- Tile to laundry room and upper floor bathrooms.
- ★ Wood fencing (only on exposed side).

### Kitchen

- Kitchen equipped with stainless steel appliances, including an electric range stove, over-the-range microwave, fridge & dishwasher.
- Quartz countertops throughout the kitchen on a large 9' island, providing ample seating space and an under-mount sink.
- Upgraded kitchen cabinets, including a full-height pantry.
- 42" high upper kitchen cabinets with riser up to the dropped bulkhead above.
- Increased cabinet height and depth above the fridge.
- ★ 2 box beams in the kitchen painted in feature color.
- ★ Three-toned cabinetry with upgraded painted cabinet in the color Willow Grey kitchen uppers, Yorktowne Green kitchen lowers complemented by a Grey-Green matte porcelain backsplash (custom tile pattern), and Nexgen - Esterel K16 kitchen island.
- Shaker cabinet profile on kitchen uppers and lowers.
- Dedicated desk area, perfect for a coffee station or additional prep space.



### Main Floor

- Main floor powder room with standard pedestal sink.
- ★ Electric fireplace in the great room with accent paint color.
- Matte black metal handrail bracket on stairway.
- 3 niche shelves in the great room, providing space for decorative displays.
- ★ Striking accent paint color applied to every wall in the powder room.

### Primary Bedroom

- Primary bedroom includes a separated spacious walk-in closet and ensuite.
- ★ Ensuite featuring a 3'-0" x 5'-0" acrylic base with wall tile, complemented by a feature tile on the middle.
- ★ Primary bedroom features accent paint on three walls and wallpaper on one wall.



★ = Upgrades specific to this Showhome

EXTERIOR & INTERIOR KEY FEATURES

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1300 sq.ft.



3 bedrooms



2.5 bathrooms



20'

SHOWHOME FEATURES CONTINUED

## Upper Floor

- Convenient space for a stacked washer and dryer on the upper floor.
- ★ 4 piece main bath, tub & shower combo featuring a tub base with full height tiled walls.
- Standard cabinets to all bathrooms in Yorktowne Green.
- ★ Wallpaper at Bedroom #2 (one wall only).

## Lighting & Electrical Features

- ★ Premium light fixtures with the addition of disc lights throughout the kitchen and nook.
- 2 dropped pendants in the kitchen.
- Raised TV plug in great room and primary bedroom.
- ★ Security system includes motion sensors & alarm.

## Plumbing & Mechanical Features

- ★ Air conditioner.
- Power-drip humidifier.
- Radon gas removal system rough-in.
- High-efficiency furnace.
- Heat recovery ventilation system.
- High-efficiency electric hot water tank.
- 2 exterior hose bib.
- Furnace and air duct cleaning prior to possession.

## Miscellaneous

- ★ Drapery and hardware installed in the great room and primary bedroom.
- ★ Roller shades installed in the great room, nook and upper floor bedrooms.



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## CONTACT US



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