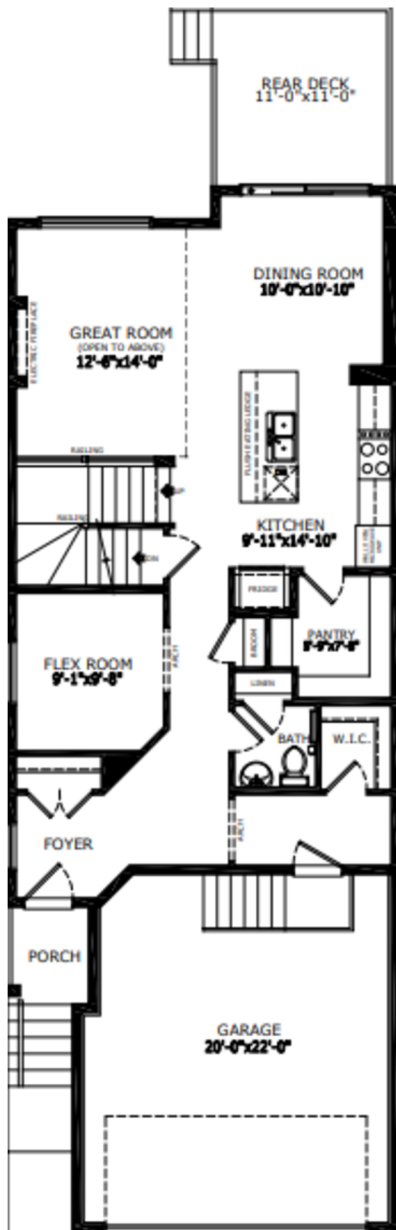
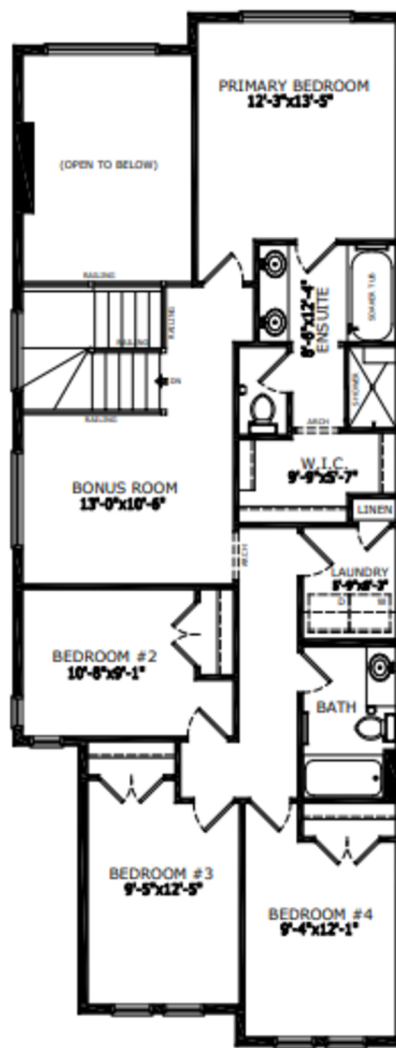


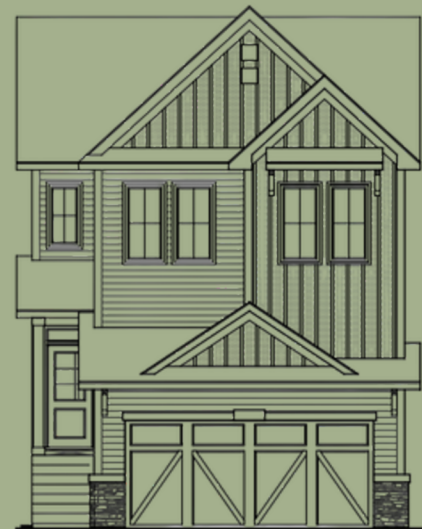
# Floorplan



Main Level: 997 sq. ft.



Upper Level: 1196 sq. ft.



Elevation



Lot Location



Sophiah Campbell  
Area Manager



Chris Hagel  
Area Manager



Travis Smith  
Area Associate

## Contact:

P: 403-460-4395

E: 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 wall height
- Rear deck with BBQ gasline rough-in
- Open to above in great room
- Electric fireplace with floor to ceiling tile
- Main floor flex room
- LVP throughout main floor, laundry and main bathroom
- Quartz countertops with undermount sinks
- Paint grade railing with iron spindles
- Upper floor laundry
- Triple pane windows
- Additional windows

### Kitchen Elements

- Executive kitchen with built-in stainless steel appliances
- Gas cooktop
- Fridge with water and ice dispenser
- Waterfall island
- Island pendants
- Pots and pans drawers
- Silgranit sink
- Walk-in pantry

### Bathroom Elements

- 5-piece ensuite with tiled shower and soaker tub
- Tile flooring in ensuite
- Bank of drawers in ensuite and main bath vanity



Kitchen



## Home Interiors