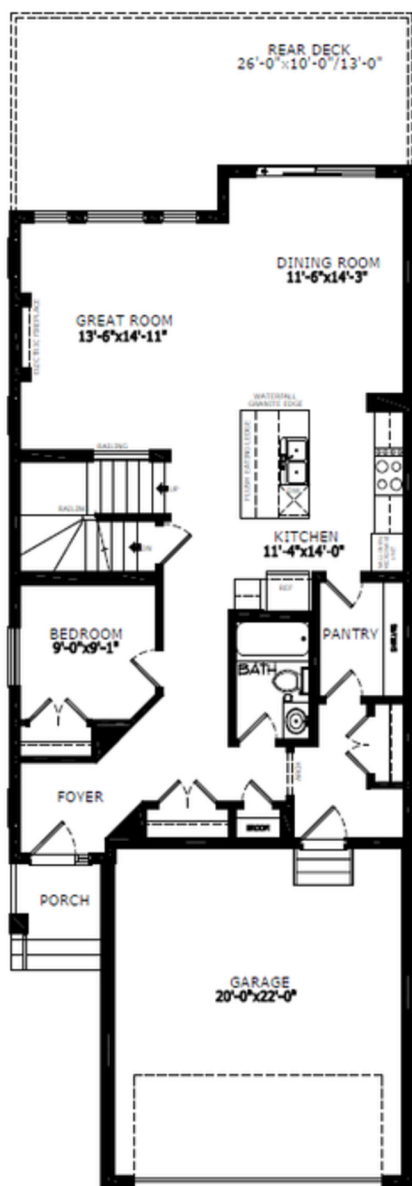
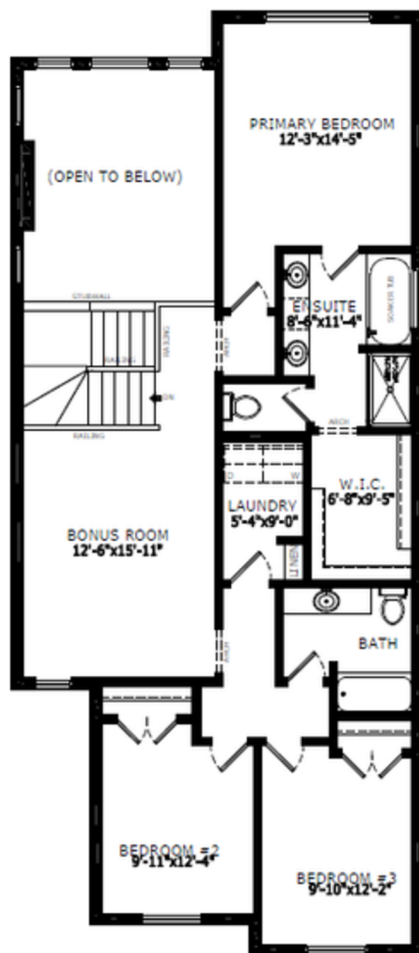


Floorplan



Main Level: 1110 sq. ft.



Upper Level: 1226 sq. ft.



Sophiah Campbell
Area Manager



Emily Spence
Area Associate



Elevation



Lot Location

Contact:

P: (403)460-4395

E: sora@sterlingcalgary.com



Total Sq. Ft. - 2336



Bedrooms - 4



Bathrooms - 3



Garage - 2

Features

Home Highlights

- 2026 Specifications
- Backing onto greenspace
- Walkout basement
- 9' basement ceiling
- Open to below
- Full width vinyl rear deck and concrete patio with BBQ gasline rough-in
- Main floor bedroom and full bath
- Electric fireplace with floor to ceiling tile
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows

Kitchen Elements

- Executive kitchen with built-in stainless steel appliances, cabinet chimney hoodfan and gas cook top
- Pendants lighting
- Walk through pantry

Bathroom Elements

- 5-piece ensuite with soaker tub
- Fiberglass base shower with tiled walls in ensuite
- Door to ensuite
- Bank of drawers in ensuite
- Tiled flooring in ensuite



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



MATERIALS LEGEND

- A) Fireplace Tile
 - B) Cabinet - Kitchen Lowers, Island, Wall Unit, Main Floor Bath, Upper Main Bath & Primary Ensuite - Casting at First Light
 - C) Cabinet - Kitchen Uppers - Vanilla
 - D) Bathroom Vanity Countertop - Verona
 - E) Kitchen Countertop - Opulent Gold
 - F) Kitchen Backsplash Tile
 - H) Main & Main Upper Bath Vanity Backsplash Tile
 - I) Main & Main Upper Shower Tile
 - J) Ensuite Floor Tile
 - K) Ensuite Tub and Shower Tile
 - L) Luxury Vinyl Plank
 - M) Carpet
- Interior Paint Colour - Cloverdale EX 303 Navy Bean
Interior Trim Colour - Cloverdale EX 295 Light White

Home Interiors