Sterling

A QUALICO® Company

HOGAN 3

30 Cliff Street

Job# **120026**

___Total Sq. Ft. - 1936

Bathrooms - 2.5

Bedrooms - 3
Garage - 2 Car





Homes built by Sterling Homes are 20% more energy-efficient than the average home. This means you'll enjoy lower utility bills and a more comfortable living environment, all while being kind to the planet!



Kitchen

- Stainless steel appliances
 Tiled floor in ensuite and
- Pendants above island
- Microwave in island
- Silgranit sink
- Walk-through pantry with white lami door
- Waterline to fridge

Bathrooms

- Tiled floor in ensuite and main bath
- Tiled ensuite shower walls
- Bank of drawers in ensuite and main bath
- 5-piece ensuite with dual sinks and private WC

Rest of Home

- Vaulted bonus room ceiling
- Gas fireplace with tile face
- Luxury Vinyl PLanks throughout the house
- Paint grade railing

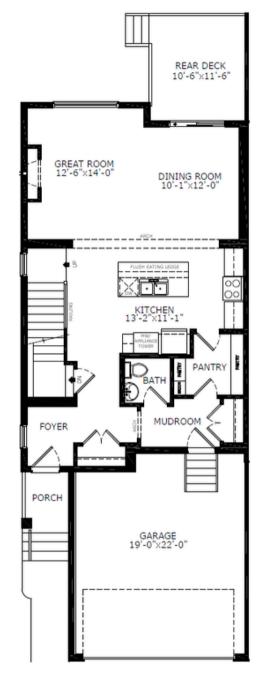




Convenience

- 2024 specifications
- Main floor half bath
- 9' basement ceiling
- Rear 10'6"x11'6" deck with BBQ gas line RI
- Rear privacy wall

Floorplan



ENSUITE 2'-9"×10'-3' MASTER BEDROOM 12'-11"×14'-0" BONUS ROOM 13'-2"×14'-4" BEDROOM #2 10'-6"×10'-7" BEDROOM, #3 12-2 ×10-2

Main Level: 891 sq. ft.

Upper Level: 1045 sq. ft.



Shilo Hannah Area Manager



Nicole O'Dell Area Manager





Sophiah Campbell Area Associate





Lot Location

Contact:

P: (403)982-0998 E: wedderburn@sterlingcalgary.com