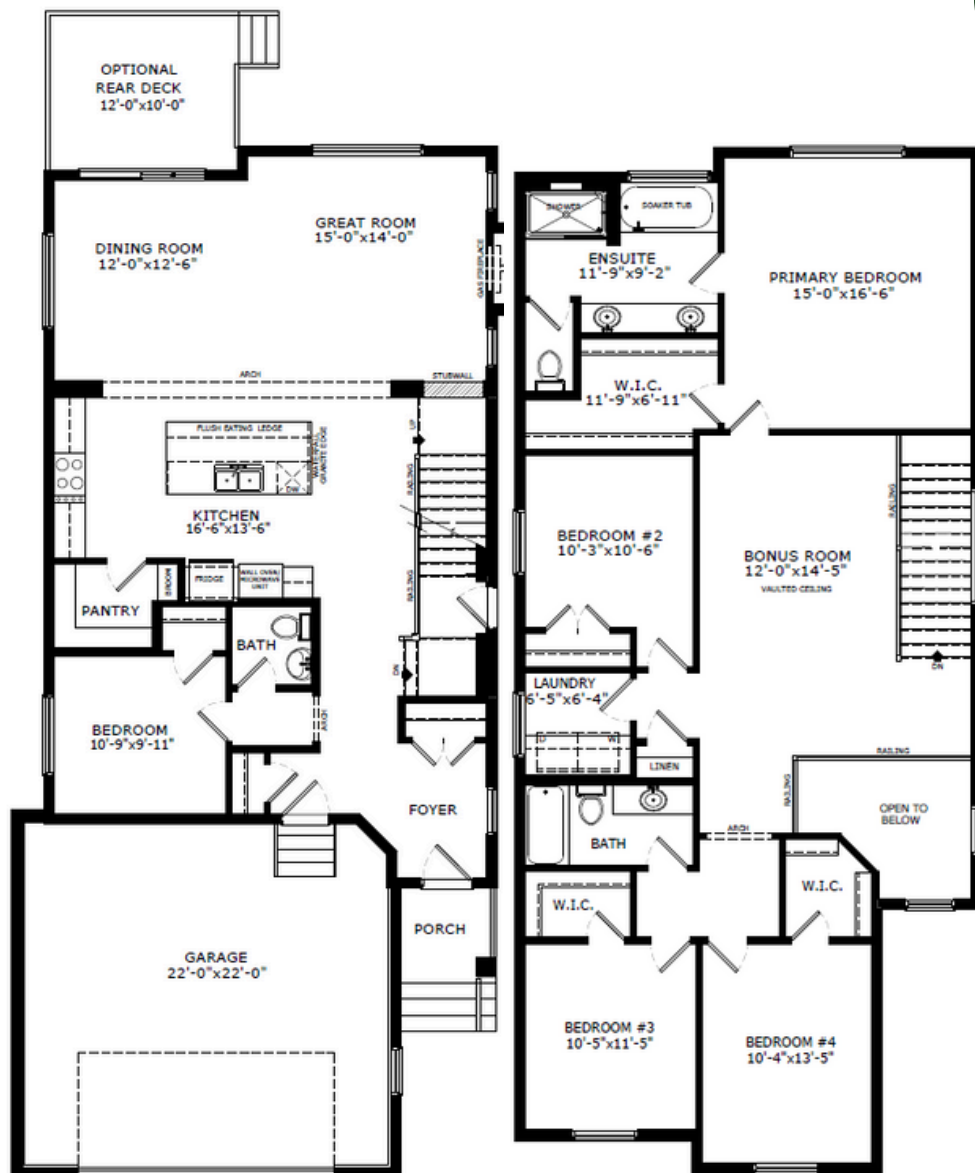


## Floorplan



**Melissa Principalli**  
Area Manager



**Emily Flegel**  
Area Associate



Elevation



Lot Location

### Contact:

P: (403) 455-0737

E: [sirocco@sterlingcalgary.com](mailto:sirocco@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 Virtuio:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

### Kitchen

- Executive kitchen with built-in stainless steel appliances and gas cooktop
- Waterfall island edge
- Walk-in pantry

### Bathrooms

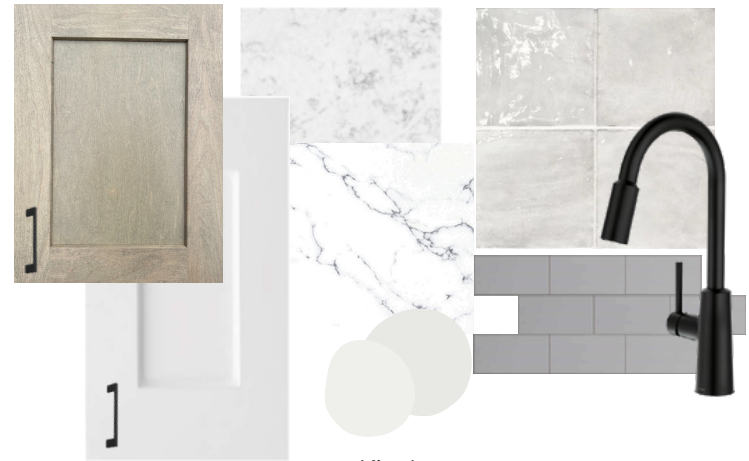
- 5 piece ensuite with walk-in shower with tiled walls
- Bank of drawers in ensuite and main bath vanity
- Tile flooring in upper floor bathrooms and laundry

### Convenience

- 2025 specifications
- Side entrance
- 9' basement ceiling
- Main floor bedroom
- 12'0" x 10'0" rear deck with BBQ gasline rough-in
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Oversized 24x22 garage

### Rest of Home

- Open to above in foyer
- Gas fireplace in great room
- Vaulted ceiling in upper floor bonus room
- Additional windows



Kitchen



## Home Interiors