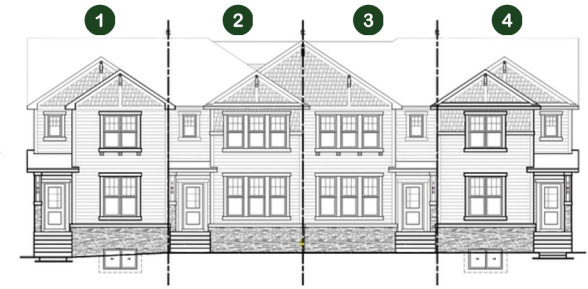


Every home includes:

- 2025 Specifications
- 9' basement wall height
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Stainless Steel Appliances
- 20x20 detached garage
- Rear deck with BBQ gas line rough-in
- James Hardie siding with black windows
- Large Windows
- Front and rear landscaping

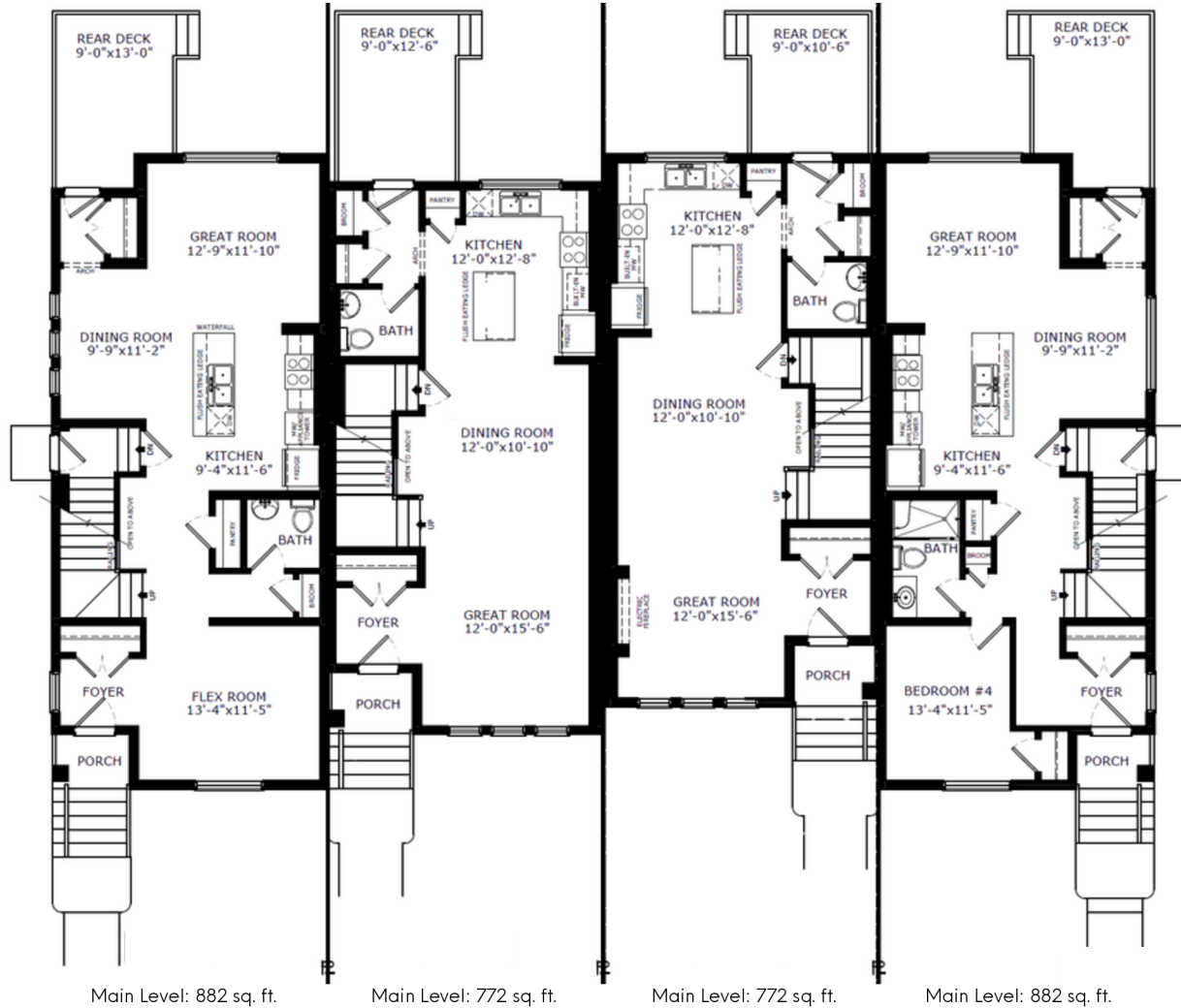


138003 - 1209 Alpine Avenue

1

Aspen - 1765 sq ft
3 Beds | 2.5 baths

- 1 Bedroom legal suite rough-in and side entrance
- A/C rough-in
- Main floor flex room
- Paint grade railing with iron spindles
- Chimney hoodfan and built-in microwave
- Waterfall quartz island
- Pendant lighting
- 5-piece ensuite with soaker tub and fiberglass base shower with tiled walls
- Bank of drawers in ensuite
- Tile flooring in ensuite and main bath
- Additional windows throughout



Main Level: 882 sq. ft.

Main Level: 772 sq. ft.

Main Level: 772 sq. ft.

Main Level: 882 sq. ft.

1

2

3

4

138001 - 1217 Alpine Avenue

3

Birch - 1549 sq ft
3 Beds | 2.5 baths

- Painted basement floor
- A/C rough-in
- Paint grade railing with iron spindles
- Chimney hoodfan and built-in microwave
- Electric fireplace with drywall ledge
- Pendant lighting
- 4-piece ensuite
- Fiberglass base shower with tiled walls in ensuite
- Bank of drawers in ensuite
- Tile flooring in upper bathrooms and laundry

138002 - 1213 Alpine Avenue

2

Birch - 1549 sq ft
3 Beds | 2.5 baths

- Painted basement floor
- A/C rough-in
- Paint grade railing with iron spindles
- Chimney hoodfan and built-in microwave
- Pendant lighting
- 4-piece ensuite
- Fiberglass shower in ensuite
- Tile flooring in ensuite and main bath

138000 - 1221 Alpine Avenue

4

Aspen - 1765 sq ft
4 Beds | 3 baths

- 1 Bedroom legal suite rough-in and side entrance
- A/C rough-in
- Main floor bed and full bath
- Fiberglass shower on main floor bath
- Paint grade railing with iron spindles
- Chimney hoodfan and built-in microwave
- Gas line for future gas range
- Pendant lighting
- 5-piece ensuite with soaker tub and fiberglass base shower with tiled walls
- Bank of drawers in ensuite
- Tile flooring in ensuite and main bath

Sterling HOMES

A QUALICO Company

Contact:



Lauren McCarthy
Area Manager



Alix Gusdal
Area Associate

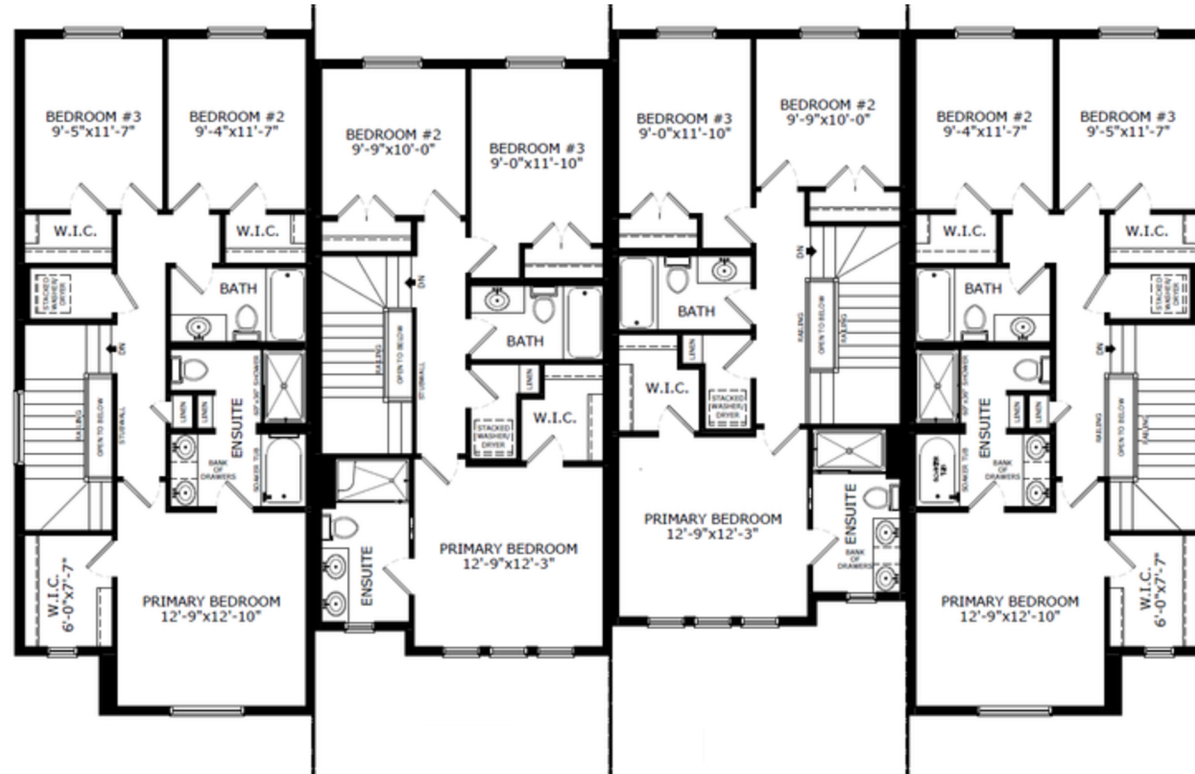
P: (403) 452-3538 | E: vermillionhill@sterlingcalgary.com



1



2



Upper Level: 883 sq. ft.

1

Upper Level: 777 sq. ft.

2

Upper Level: 777 sq. ft.

3

Upper Level: 883 sq. ft.

4



3



4