

# ABBOTT A

Address

**739 Langley Terrace**

Job#

**157068**

 Total Sq. Ft. - 1815

 Bedrooms - 4

 Bathrooms - 3

 Garage - 2 car



*\*Concept only, for specific elevation see reverse side.*



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

- Tile backsplash to ceiling behind chimney hood fan
- Built-in microwave with trim kit
- Gas line for gas range
- Walk-in pantry

## Bathrooms

- Tiled floor in ensuite and main bath
- Tiled shower walls in ensuite
- 5-piece ensuite with dual sink
- Bank of drawer

## Convenience

- 2024 Specifications
- Side entrance
- 9' basement
- Rear 11'6" x 10'6" wood deck
- Main floor bedroom and full bathroom

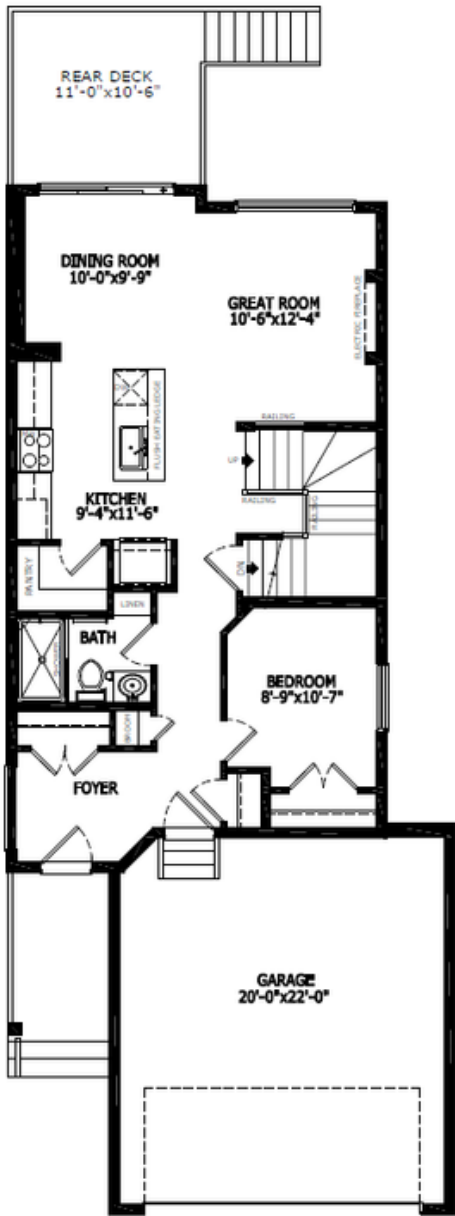
## Rest of Home

- Paint railing with iron spindles
- Electric fireplace with floor to mantle wall tile
- Vaulted ceiling and LVP in bonus room
- Additional basement windows

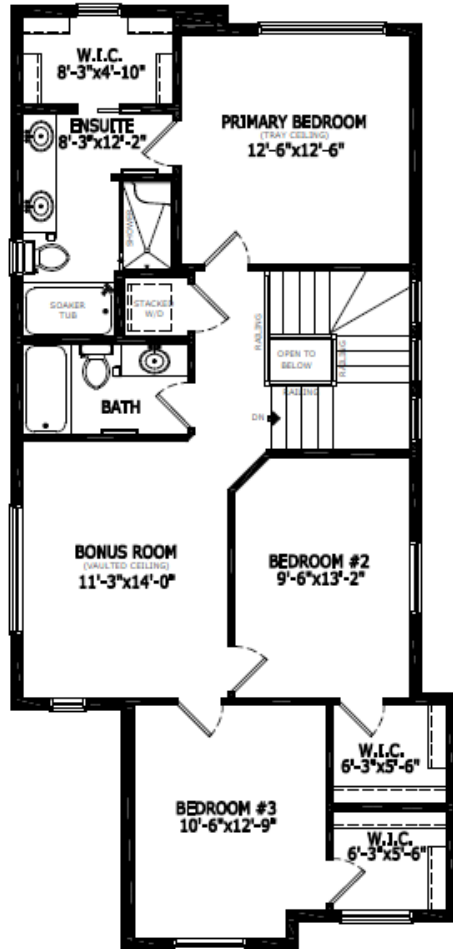


Home interiors

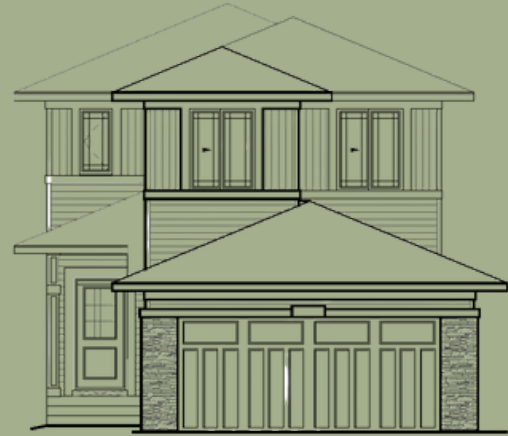
# Floorplan



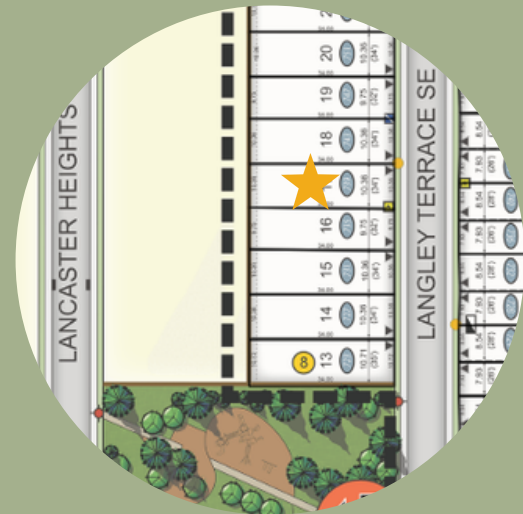
Main Level: 842 sq. ft.



Upper Level: 973 sq. ft.



Elevation



Lot Location



Rhett Duggan  
Area Manager



Emily Flegel  
Area Associate

## Contact:

P: (403)980-1189

E: lanark@sterlingcalgary.com