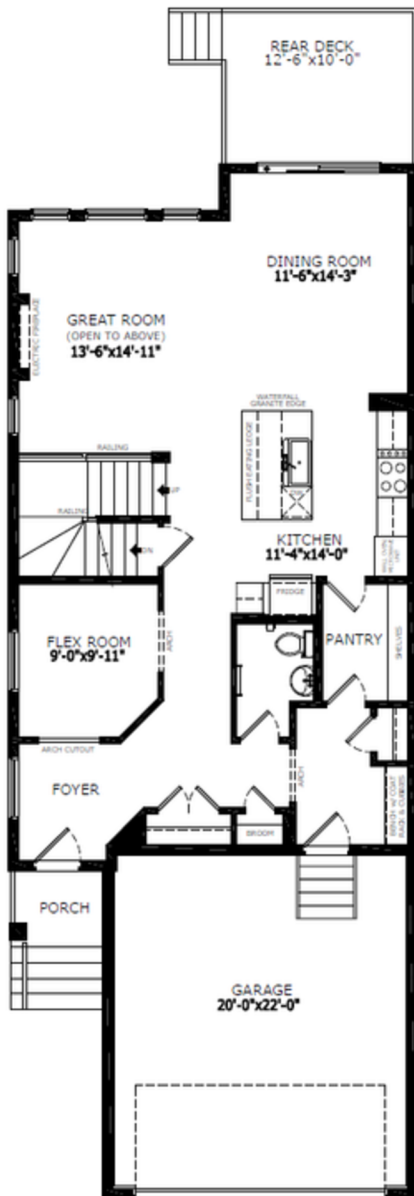
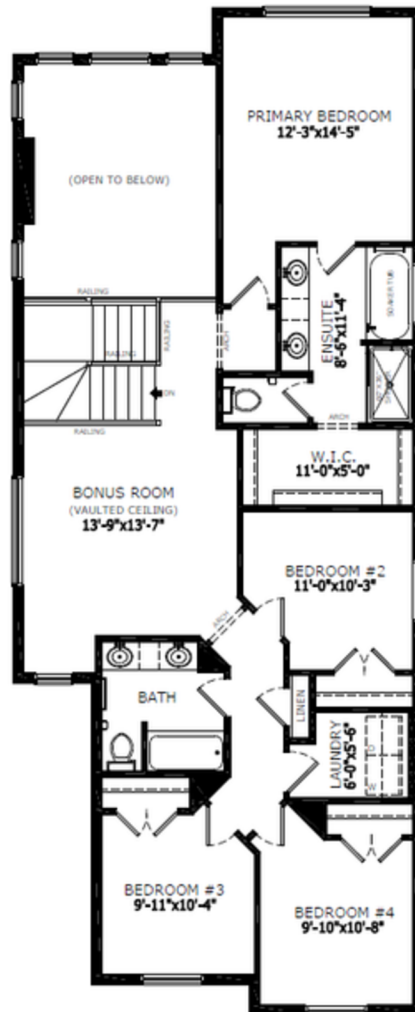


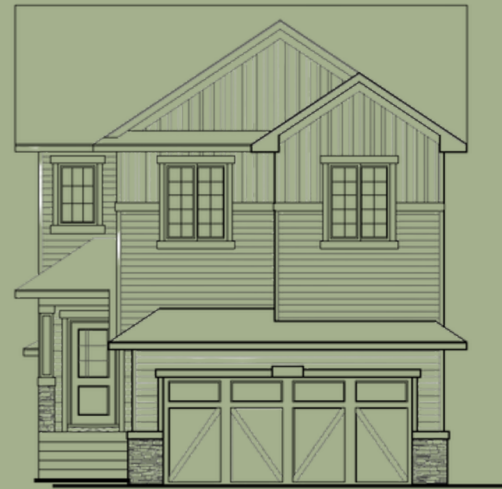
Floorplan



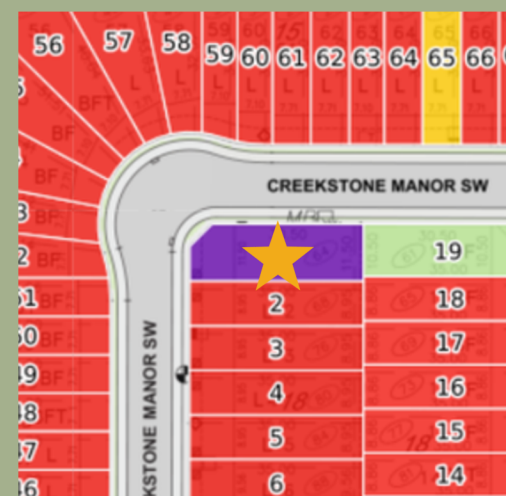
Main Level: 1110 sq. ft.



Upper Level: 1323 sq. ft.



Elevation



Lot Location



Emily Flegel
Area Manager



Patrick Morrow
Area Associate

Contact:

P: 403-454-8684

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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 Virtuo:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

Home Highlights

- 2025 Specifications
- Side entrance
- 9' basement wall height
- 12'6" x 10' rear deck with BBQ gasline rough-in
- Main floor flex room with arch detail
- Electric fireplace with tile surround and mantle above
- Paint grade railing with iron spindles
- Open to below great room
- Vaulted bonus room
- LVP throughout main floor
- Built-in bench, coat rack & cubbies in mudroom
- Triple pane windows

Kitchen Elements

- Executive kitchen with built-in stainless steel appliances
- Gas cooktop
- Fridge with water and ice dispenser
- Island pendants
- Waterfall island
- Pullout waste bin in island
- Walk in pantry with french door

Bathroom Elements

- 5-piece ensuite with tiled shower and soaker tub
- Tile flooring in ensuite and main bath
- Dual sinks in main bath
- Quartz countertops with undermount sinks
- Bank of drawers in bathroom vanities



Kitchen



Home Interiors