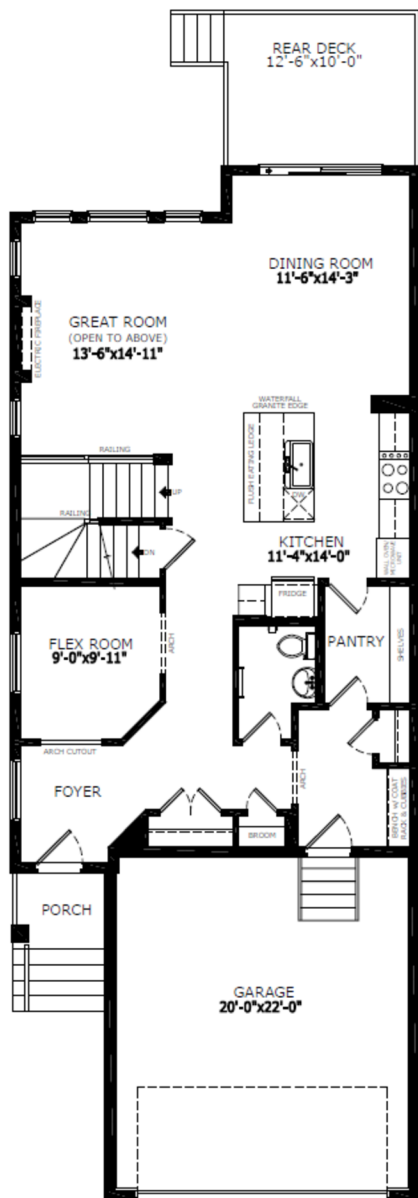
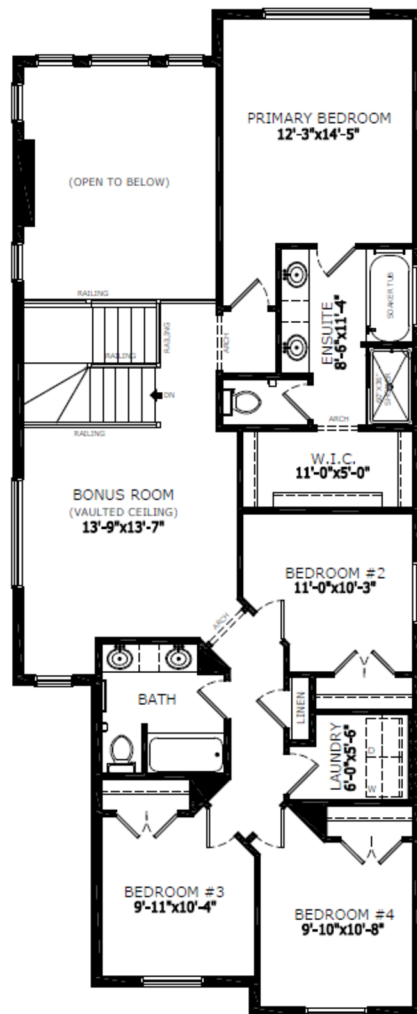


## Floorplan



Main Level: 1110 sq. ft.



Upper Level: 1253 sq. ft.



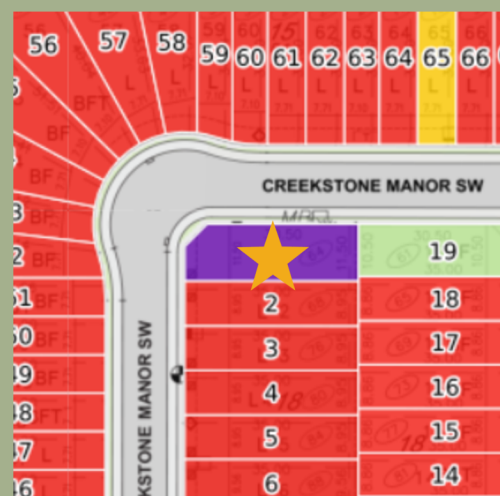
Melissa Principalli  
Area Manager



Emily Flegel  
Area Associate



Elevation



Lot Location

### Contact:

P: 403-454-8684

E: [pinecreek@sterlingcalgary.com](mailto:pinecreek@sterlingcalgary.com)



Total Sq. Ft. - 2363



Bedrooms - 4



Bathrooms - 2.5



Garage - 2 Car

## 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