

# HOGAN 4

Address  
**22 Sweetgrass Circle**

Job#  
**187028**

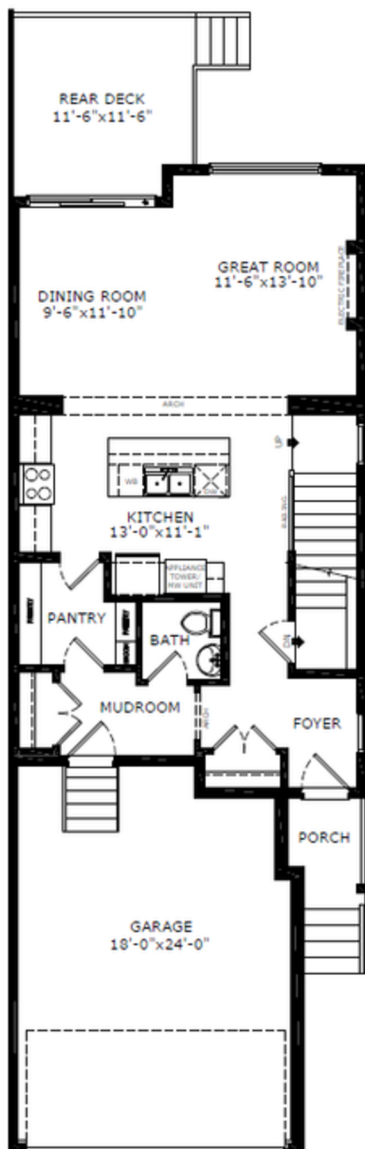
 Total Sq. Ft. - 1841

 Bedrooms - 3

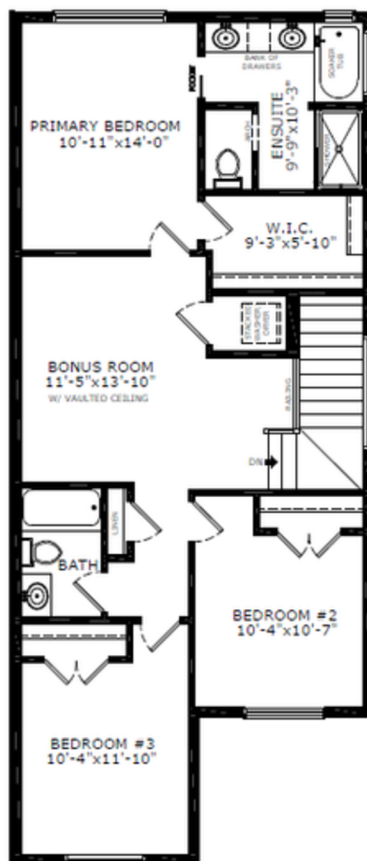
 Bathrooms - 2.5

 Garage - 2 Car

## Floorplan



Main Level: 816 Sq. Ft.



Upper Level: 1025 Sq. Ft.



Nicole O'Dell  
Area Manager



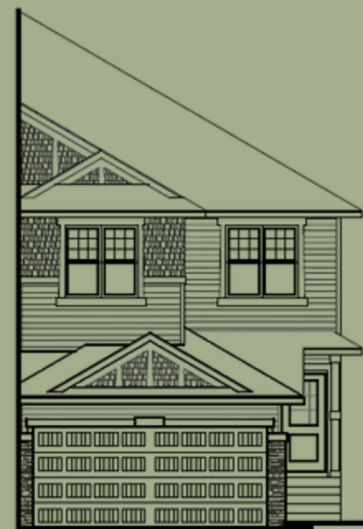
Alexis Waterman  
Area Associate



Amanda Loh  
Area Manager



Megan Flegel  
Area Associate



Elevation



Lot Location

### Contact:

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E: darcy@sterlingcalgary.com

# Features

## Home Highlights

- 2026 Specifications
- Backing onto greenspace
- Lengthened garage
- 9' Basement ceilings
- Rear vinyl deck with glass railing, privacy wall and BBQ gas line rough-in
- Rounded arch to mudroom
- Electric fireplace with paint feature
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows

## Kitchen Elements

- Stainless steel appliances with chimney hoodfan and built-in microwave
- Waste pullout bin
- Walk through pantry

## Bathroom Elements

- 5-piece ensuite with soaker tub
- Fiberglass base shower with tiled walls in ensuite
- Bank of drawers in ensuite
- Tile flooring in ensuite and main bath
- Black plumbing hardware



# Home Interiors



**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