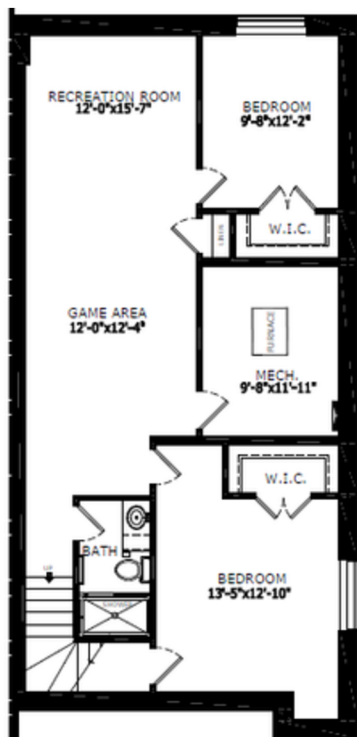
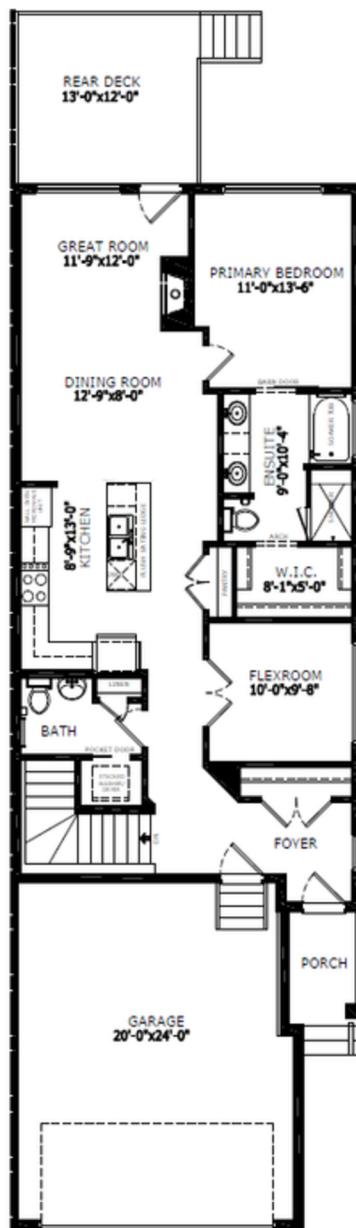


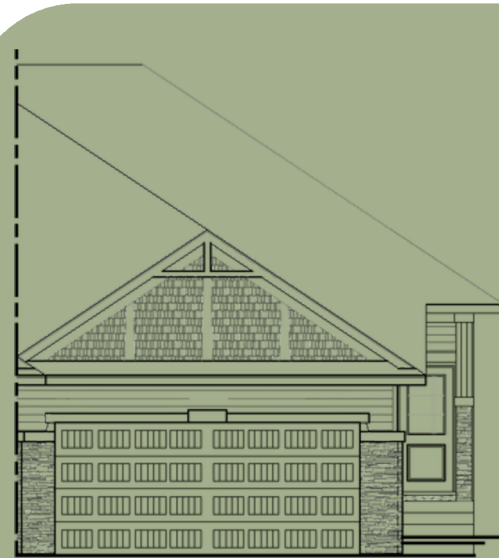
Floorplan



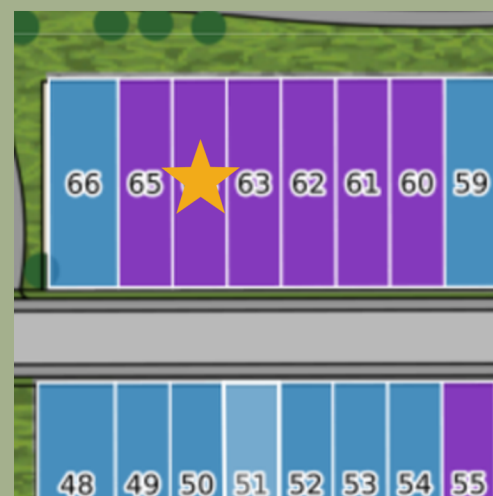
Basement: 900 Sq. Ft.



Main Level: 1164 Sq. Ft.



Elevation



Lot Location



Nicole O'Dell
Area Manager



Alexis Waterman
Area Associate



Amanda Loh
Area Manager



Megan Flegel
Area Associate

Contact:

P: (403) 982-0178

E: darcy@sterlingcalgary.com

Features

Home Highlights

- 2025 Specifications
- Backing onto greenspace
- 2 bedroom developed basement with LVP in common areas
- Lengthened garage
- 10' Main floor ceilings
- 9' Basement ceilings
- Rear vinyl deck with glass railing, privacy wall, hose bib and BBQ gas line rough-in
- Main floor flex room with french doors
- Gas fireplace with tile face and maple mantel
- LVP throughout main floor and primary bedroom
- Quartz countertops with undermount sinks
- Additional windows

Kitchen Elements

- Executive Kitchen with stainless steel built-in appliances, chimney hoodfan and gas cook top
- 48" upper cabinets
- Pendant lighting
- Waste pullout bin

Bathroom Elements

- 5-piece ensuite with soaker tub
- Fully tiled shower in ensuite with bench and swing door
- Barn door to ensuite
- Bank of drawers in ensuite and basement bath
- Tile flooring in ensuite and basement bath
- Black hardware

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 Interiors