

VALMORE 4

Address
109 Southbow Drive

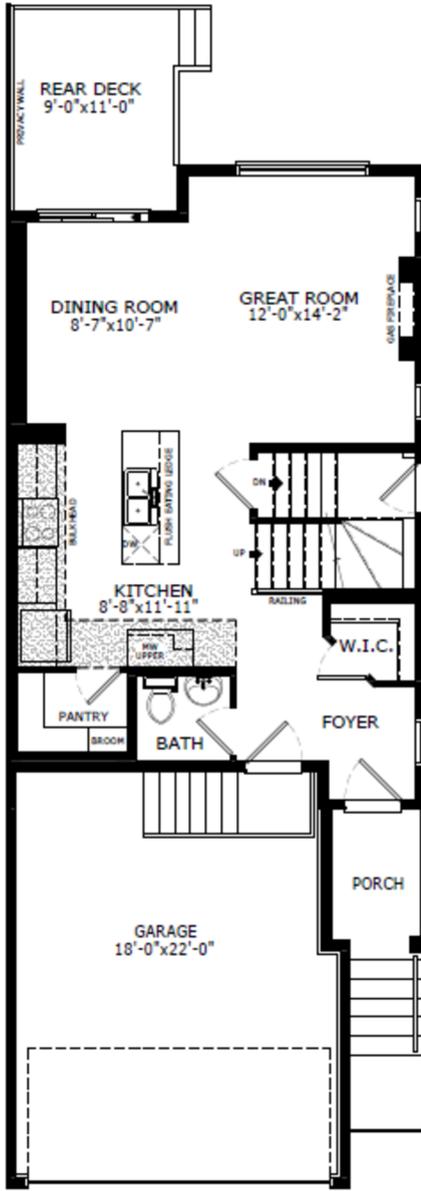
Job#
281001

Total Sq. Ft. - 1623

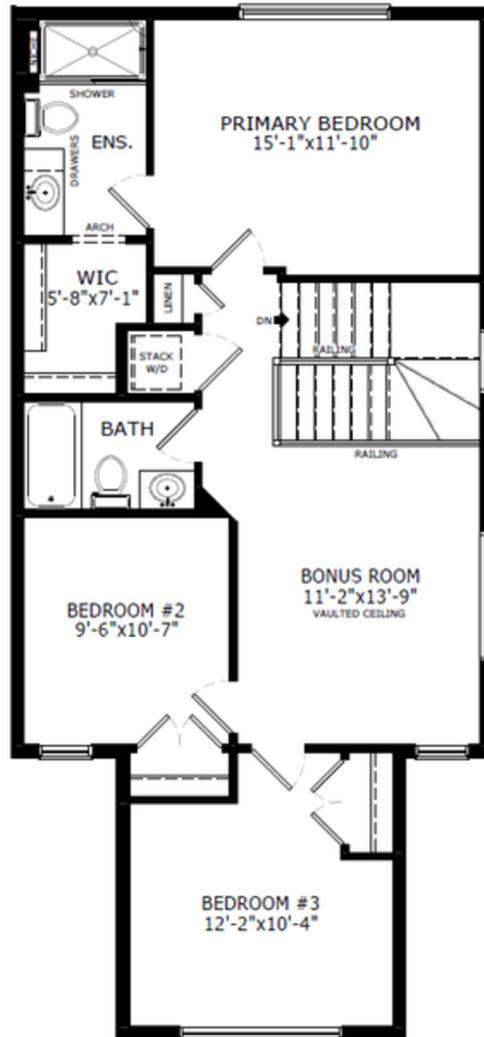
Bedrooms - 3

Bathrooms - 2.5

Garage - 2



Main Level: 693 sq. ft.



Upper Level: 930 sq. ft.



Elevation



Lot Location



Diane Blackman
Area Manager



Teagan Rohl
Area Associate

Contact:

P: (403) 981-2619

E: southbow@sterlingcalgary.com

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

Kitchen

- Chimney hoodfan with microwave built in to upper cabinets
- Island with eating ledge
- Dishwasher in island
- Walk-in pantry with broom closet

Convenience

- 2025 Specifications
- Side entrance
- Gas line RI for BBQ on rear 9'x 11' deck with privacy wall
- Additional windows throughout home

Bathrooms

- 3-piece ensuite with bank of drawers and Walk-in closet
- Fiberglass base shower with tiled walls, niche, glass shelves and barn style glass door in ensuite
- Tile Flooring in ensuite
- LVP flooring in laundry room and upper main bathroom

Rest of Home

- Gas Fireplace with tile to the ceiling
- Paint grade railing with iron spindles
- Vaulted Ceiling in bonus room



Home Interiors