

A QUALICO® Company

Address

24 Southborough Common 281019

Job#

 Total Sq. Ft. - 1623

 Bedrooms - 3

 Bathrooms – 2.5

 Garage - 2 Car

REAR DECK
9'-0"x11'-0"

GREAT ROOM
12'-0"x14'-2"

DINING ROOM
8'-7"x10'-7"

KITCHEN
8'-8"x11'-11"

BATH

PANTRY

W.I.C.

FOYER

PORCH

GARAGE
18'-0"x22'-0"

STAIRS UP

STAIRS DOWN

ELECTRIC PREFACE

WATERFALL COUNTER TOP

ILLUMINATING LEDS

WALL CLIMBER FOR UNIT

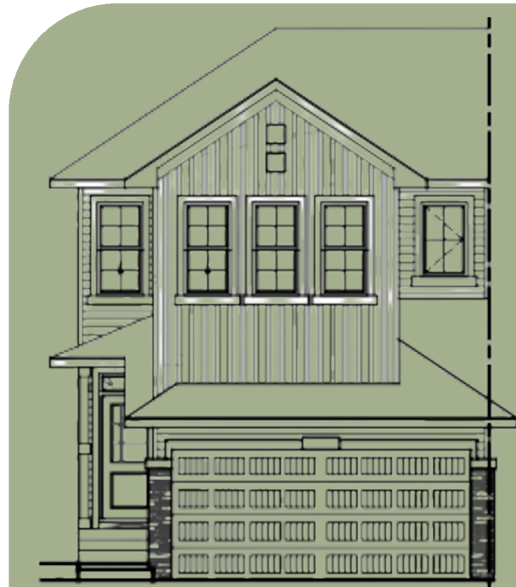
WOOD

Main Level: 693 sq. ft.

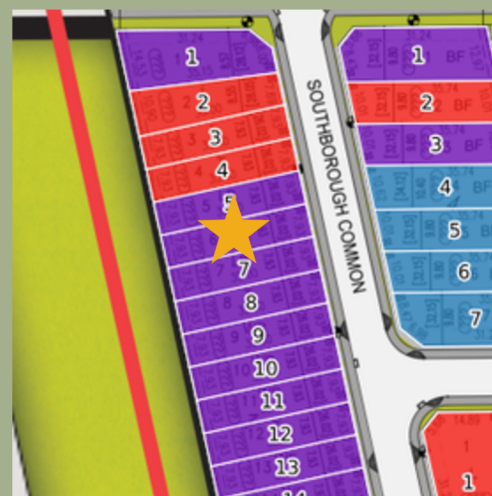
Upper Level: 930 sq. ft.



Harinder Tumber
Area Manager



Elevation



Lot Location

Contact:

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STERLINGCALGARY.COM

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VALMORE 4

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

Home Highlights

- 2025 Specifications
- Backing onto greenspace
- Side entrance
- 9' basement wall height
- Painted basement floor
- Rear deck with privacy wall and BBQ gasline rough-in
- Electric fireplace with floor to ceiling tile
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor and wet areas
- Quartz countertops with undermount sinks
- Triple pane windows

Kitchen Elements

- Executive kitchen with built-in stainless steel appliances
- Gas cooktop
- Fridge with water and ice dispenser
- Silgranit sink
- Pots and pans drawers
- Waterfall island
- Walk-in pantry

Bathroom Elements

- 5-piece ensuite with soaker tub and fiberglass base shower with tiled walls



Home Interiors