

HOGAN 4

Address

44 Southborough Common

Job#

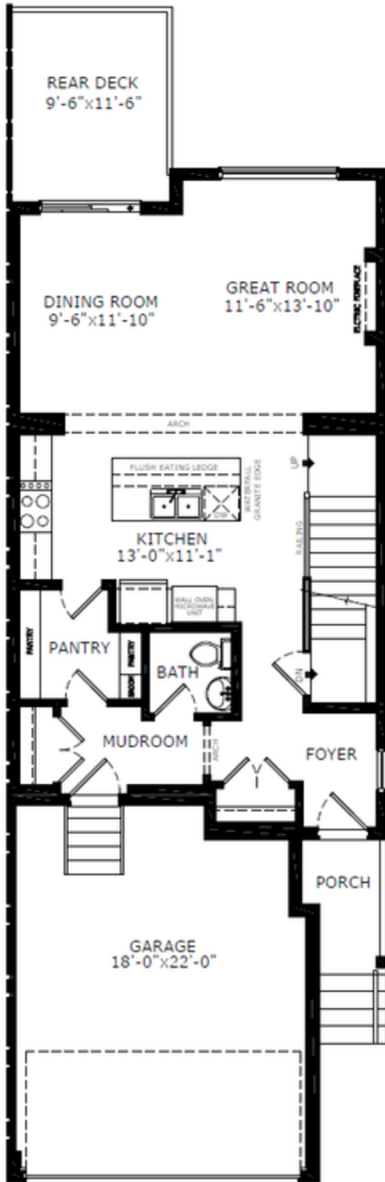
281020

 Total Sq. Ft. - 1841

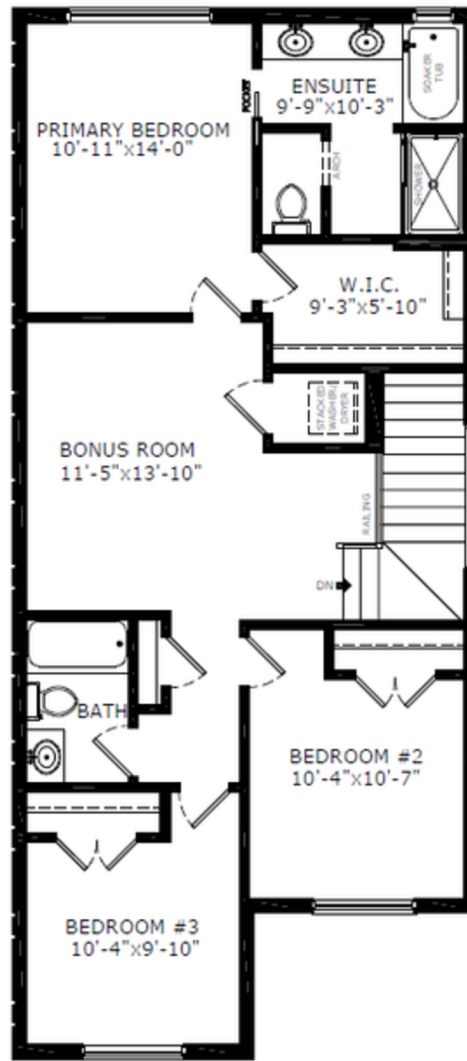
 Bedrooms - 3

 Bathrooms - 2.5

 Garage - 2



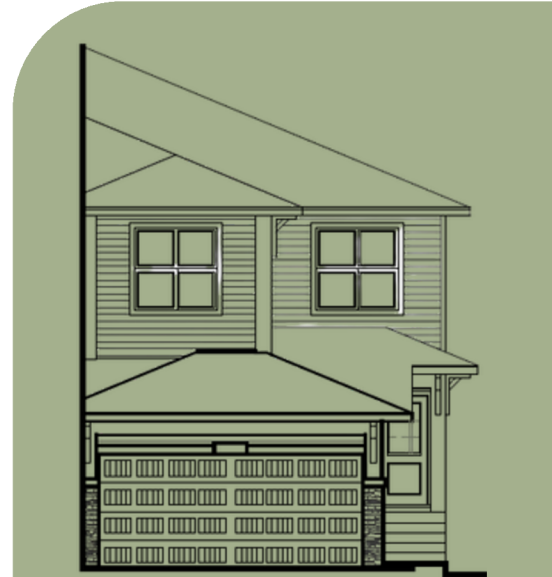
Main Level: 816 sq. ft.



Upper Level: 1025 sq. ft.



Harinder Tumber
Area Manager



Elevation



Lot Location

Contact:

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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

- Executive kitchen
- Built-in microwave appliance tower
- Waterline to fridge
- Pots and pan drawers below cooktop
- Waterfall granite edge countertop
- Dishwasher on island
- Walk-through pantry with broom closet

Bathrooms

- 5-piece ensuite with pocket door and soaker tub with tiled skirt
- Fiberglass base shower with tiled walls and niche in ensuite and barn style glass door
- LVP flooring on laundry room, ensuite and upper main bathroom

Rest of Home

- Electric fireplace
- Paint grade railing with iron spindles
- Additional windows
- Painted basement floor

Convenience

- 2025 Specifications
- Walkout
- 9' basement wall
- Gas line RI for BBQ on rear 9'6"x 11' deck



Home Interiors