

CASPIAN 2

Address

96 Southborough Common

Job#

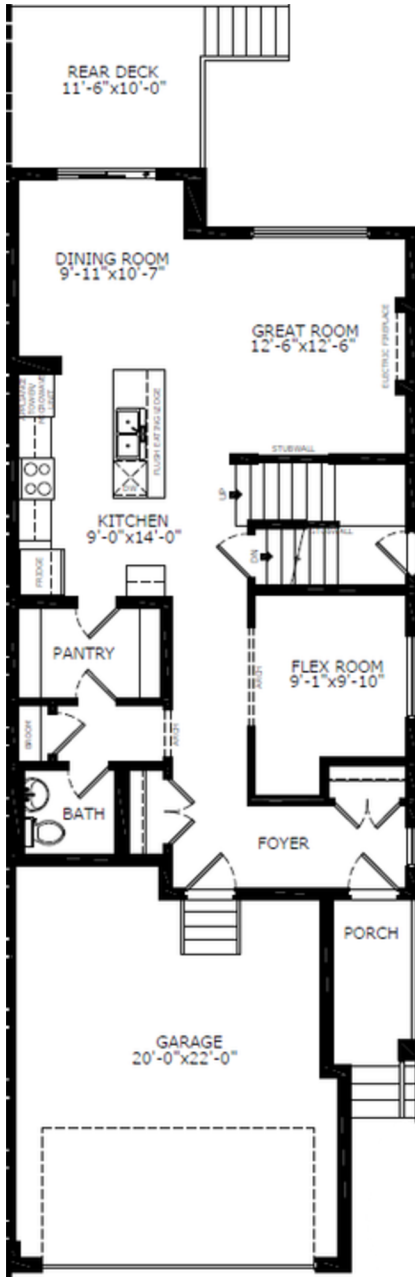
281030

Total Sq. Ft. - 2139

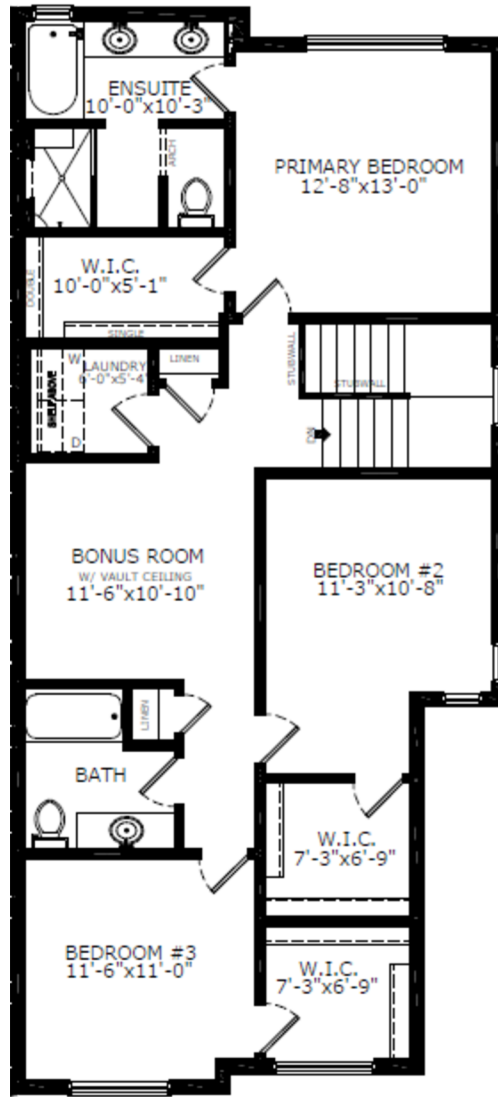
Bedrooms - 3

Bathrooms - 2.5

Garage - 2



Main Level: 971 sq. ft.



Upper Level: 1168 sq. ft.



Diane Blackman
Area Manager



Teagan Rohl
Area Associate



Lot Location

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 built-in microwave appliance tower
- Walk-in pantry with broom closet and MDF shelving

Convenience

- 2025 Specifications
- Backing onto Greenspace
- Side entrance
- 9' Basement wall height
- Gas line RI for BBQ on rear 11'6"x 10' deck with privacy wall

Bathrooms

- 5-piece ensuite with soaker tub
- Fully tiled shower with niche, glass shelves, bench and barn style glass door in ensuite
- LVP flooring in laundry room and upper bathrooms

Rest of Home

- Electric Fireplace
- Vaulted Ceiling in bonus room
- Additional windows throughout home
- Upgraded 8' Garage door



Home Interiors