

AMBER

Address
73 Versant Point SW

Job#
380090

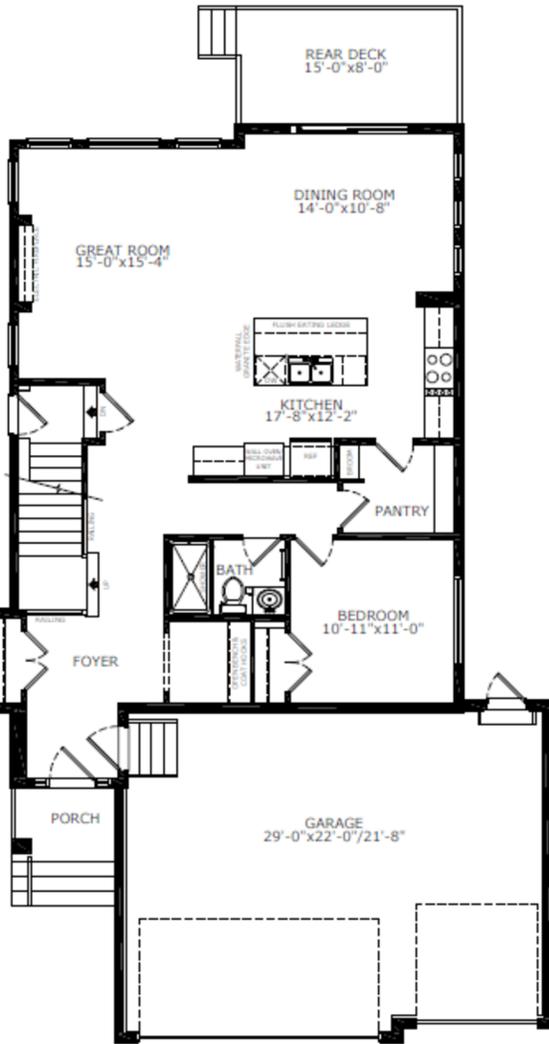
Total Sq. Ft. - 2541

Bedrooms - 4

Bathrooms - 3

Garage - 3 Car

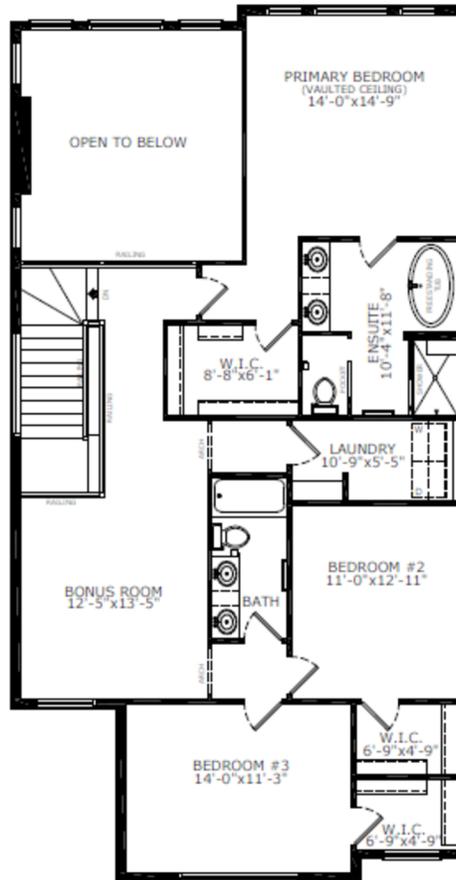
Floorplan



Main Level: 1212 sq. ft.



Lauren McCarthy
Area Manager



Upper Level: 1329 sq. ft.



Alix Gusdal
Area Associate



Elevation

84	80	78	72	68	64	60
W 52 33.54	W 51 33.54	W 50 33.54	W 49 33.54	W 48 33.54	W 47 33.54	W 46 33.54
10.40	10.40	10.40	13.45	10.40	10.40	10.40
[34.12]	[34.12]	[34.12]	[44.13]	[34.12]	[34.12]	[34.12]
10.40	10.40	10.40	13.45	10.40	10.40	10.40

ANT PT SW VE

3.45	11.00	11.00	13.45	11.00	10.40	11.00
3.45	11.00	11.00	13.45	11.00	10.40	11.00
4.13	[36.09]	[36.09]	[44.13]	[36.09]	[34.12]	[36.09]
27	28	29	30	31	32	1
L 33.50						
27	28	29	30	31	32	1
3.45	11.00	11.00	13.45	11.00	10.40	11.00

Lot Location

Contact:

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

Home Highlights

- 2025 Specifications
- Side entrance
- Triple car garage
- 1 Bedroom legal suite rough-in
- 9ft ceilings throughout
- Rear deck with BBQ gasline rough-in
- Main floor bedroom and full bath
- Electric fireplace with drywall ledge
- Maple railing with iron spindles
- Open bench and coat rack with cubbies, shiplap detail and arch in mudroom
- LVP throughout main floor, stairs and upper floor common areas
- Vaulted ceiling and wall detail in primary bedroom
- 8' doors throughout
- Additional windows
- James Hardie exterior with upgraded black exterior windows on front and rear

Kitchen Elements

- Executive kitchen with stainless steel built-in appliances, cabinet chimney hoodfan, gas cooktop
- 48" Upper Cabinets
- Quartz backsplash
- Under cabinet lighting
- Waste bin pullout
- Island pendants
- Walk through pantry with MDF shelving



Kitchen

Bathroom Elements

- 5-piece ensuite with free standing tub
- Fully tiled shower in ensuite with bench and barn glass door
- Bank of drawers in ensuite and main bath
- Dual sinks in main bath
- Tile flooring in all baths and laundry
- Quartz backsplash
- Fiberglass base shower with tiled walls in main floor bath
- Black Hardware



Home Interiors