

AVA

Address
434 Bighorn Ave

Job#
380122

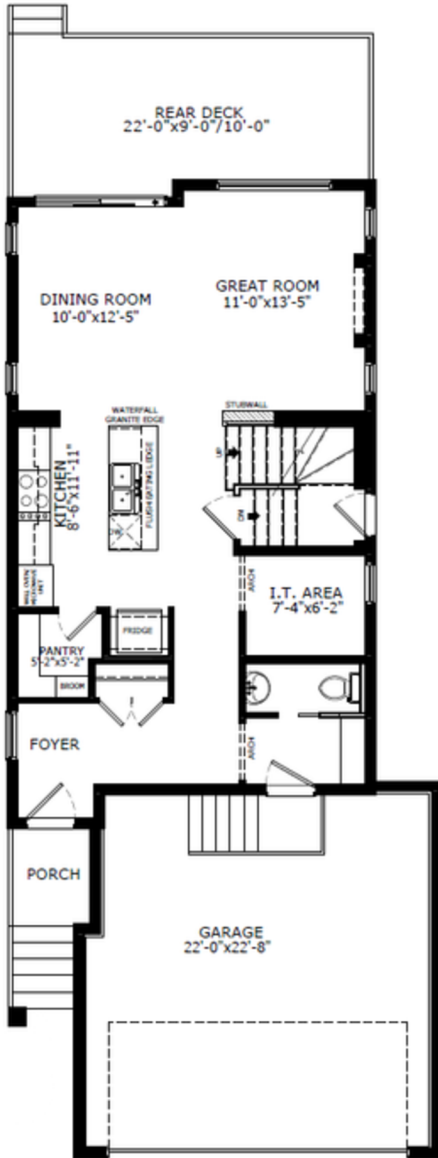
Total Sq. Ft. - 2003

Bedrooms - 3

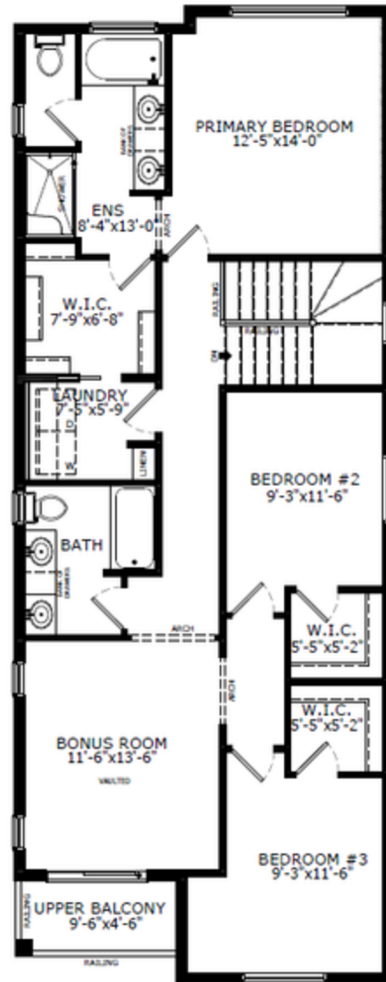
Bathrooms - 2.5

Garage - 2 Car

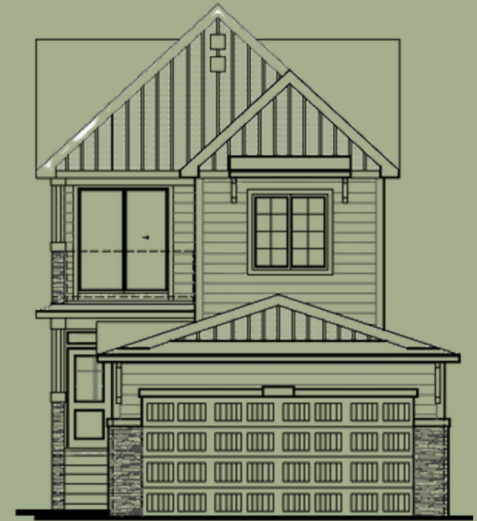
Floorplan



Main Level: 816 sq. ft.



Upper Level: 1187 sq. ft.



Elevation



Lot Location



Lauren McCarthy
Area Manager



Alix Gusdal
Area Associate

Contact:

P: (403) 452-3538

E: vermilionhill@sterlingcalgary.com

Features

Home Highlights

- 2025 Specifications
- Side entrance
- Widened garage
- Rear deck with BBQ gasline rough-in
- 2nd floor balcony
- Mudroom built-in open bench and coat rack with cubbies
- Main floor I.T area with rounded arch
- Electric fireplace with wall detail
- Maple railing with iron spindles
- Vaulted bonus room
- Wall detail in primary bedroom
- LVP throughout main floor
- Additional windows
- James Hardie siding with black windows

Kitchen Elements

- Executive kitchen with built-in stainless steel appliances, cabinet style chimney hoodfan and gas cooktop
- Walk-in pantry
- Under cabinet lighting
- 48" upper cabinets
- Pendant lighting

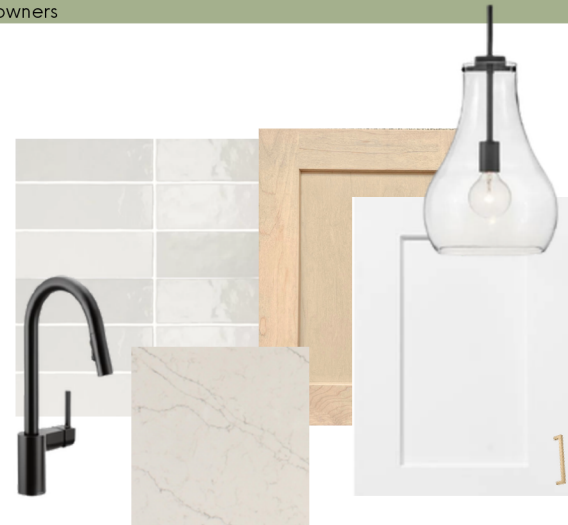
Bathroom Elements

- 5-piece ensuite with soaker tub
- Fiberglass base shower with tiled walls and glass barn door in ensuite
- Tile flooring in all bathrooms and laundry
- Bank of drawers in ensuite and main bath vanity



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



Kitchen



Home Interiors