

# NOAH

Address  
**11 Verdure Gate**

Job#  
**380136**

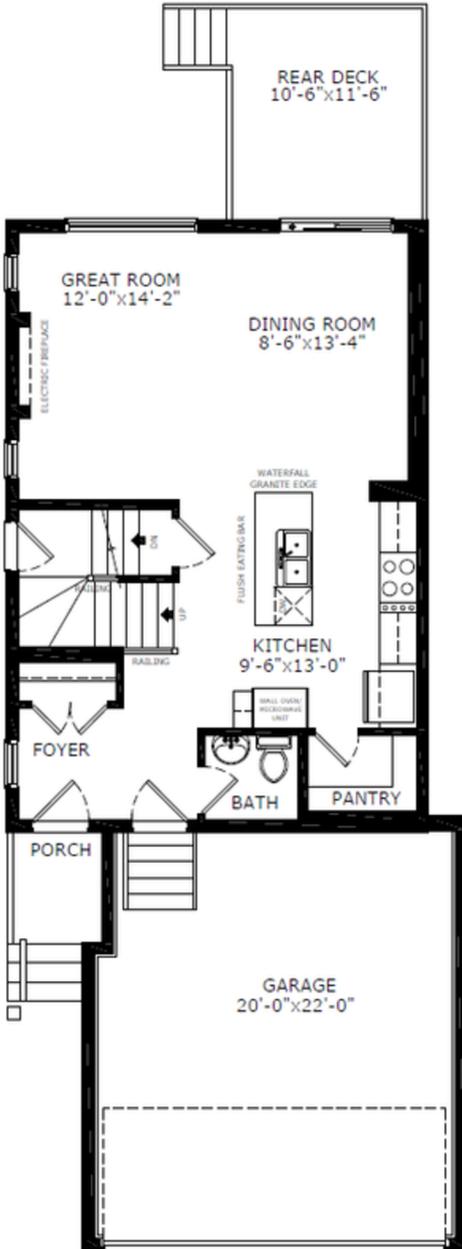
Total Sq. Ft. - 1688

Bedrooms - 3

Bathrooms - 2.5

Garage - 2 Car

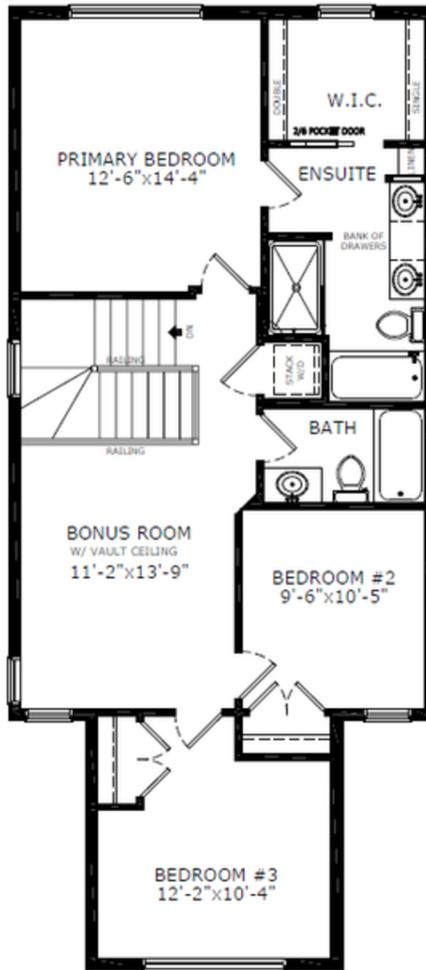
## Floorplan



Main Level: 705 sq. ft.



Lauren McCarthy  
Area Manager



Upper Level: 983 sq. ft.



Alix Gusdal  
Area Associate



Elevation



Lot Location

### Contact:

P: (403) 452-3538

E: [vermilionhill@sterlingcalgary.com](mailto: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

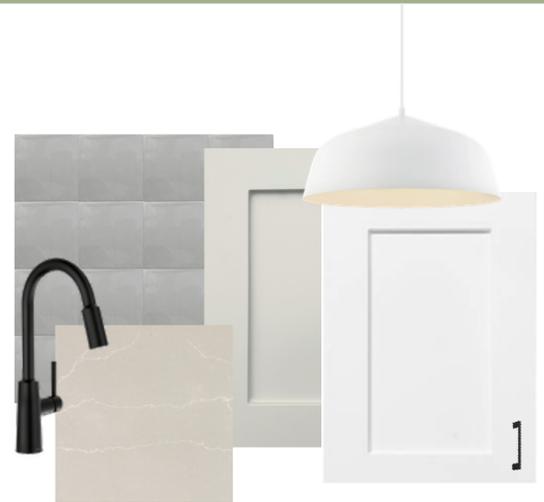
- 2025 Specifications
- Side entrance
- 9' basement wall height
- Widened garage
- Rear deck with BBQ gas line rough-in
- Electric fireplace with shiplap detail
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows
- Hardie siding with black windows on front of home

### Kitchen Elements

- Executive Kitchen with stainless steel built-in appliances, chimney hoodfan and gas cooktop
- Pendant lighting
- Walk-in pantry

### Bathroom Elements

- 5-piece ensuite with soaker tub
- Fiberglass base shower with tiled walls in ensuite
- Bank of drawers in ensuite
- Tile flooring in ensuite and main bath



Kitchen



## Home Interiors