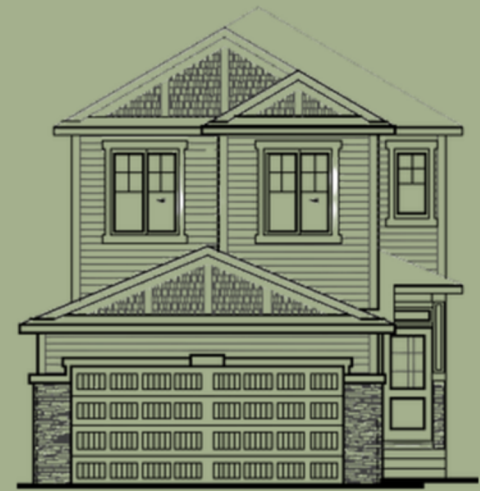


Floorplan



Elevation

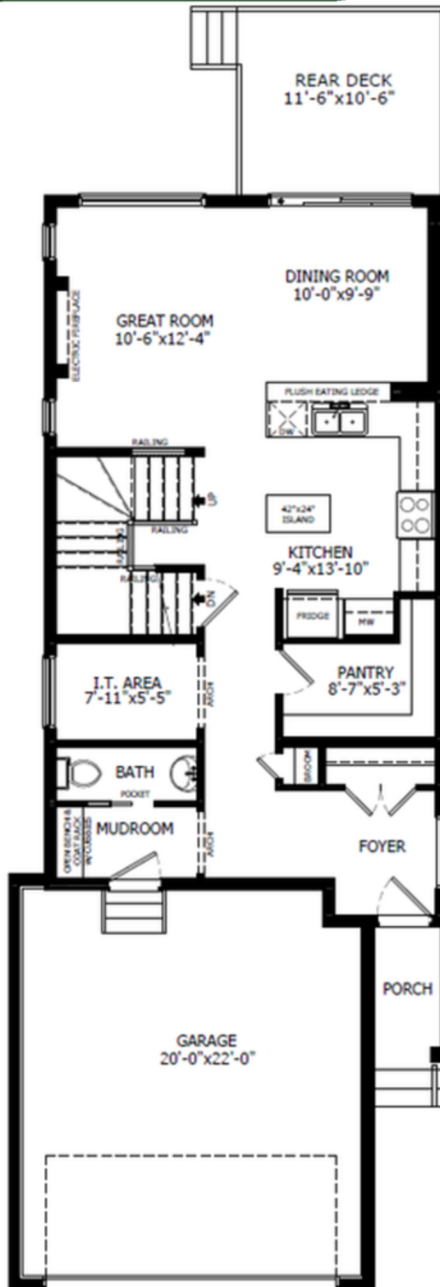


Lot Location

Contact:

P: (403) 452-3538

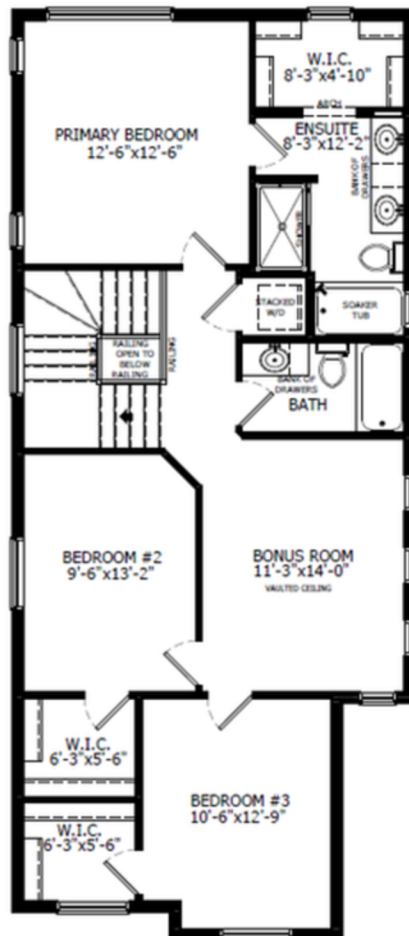
E: vermilionhill@sterlingcalgary.com



Main Level: 850 sq. ft.



Lauren McCarthy
Area Manager



Upper Level: 1050 sq. ft.



Michael Cornell
Area Associate

Features

Home Highlights

- 2025 Specifications
- Side entrance
- 9' basement wall height
- Widened garage
- 1 Bedroom legal suite rough-in
- Rear deck with BBQ gas line rough-in
- Open bench and coat rack with cubbies in mudroom
- IT area on main floor
- Rounded arches to mudroom and IT area
- Electric fireplace
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows
- James Hardie siding

Kitchen Elements

- Stainless steel appliances with chimney hoodfan and built-in microwave
- Peninsula kitchen
- Pendant lighting
- Walk-in pantry

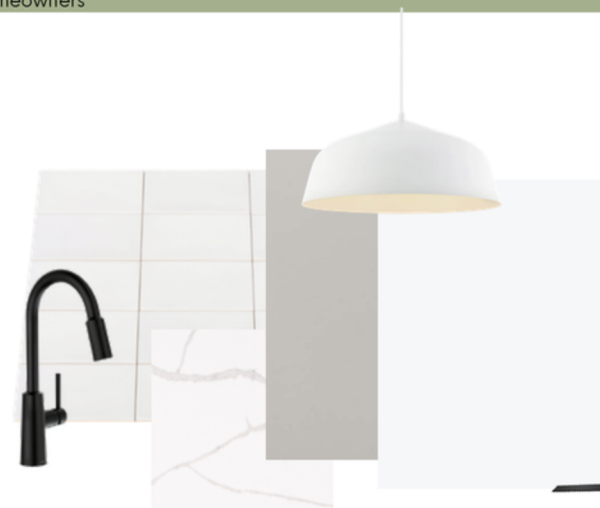
Bathroom Elements

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



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