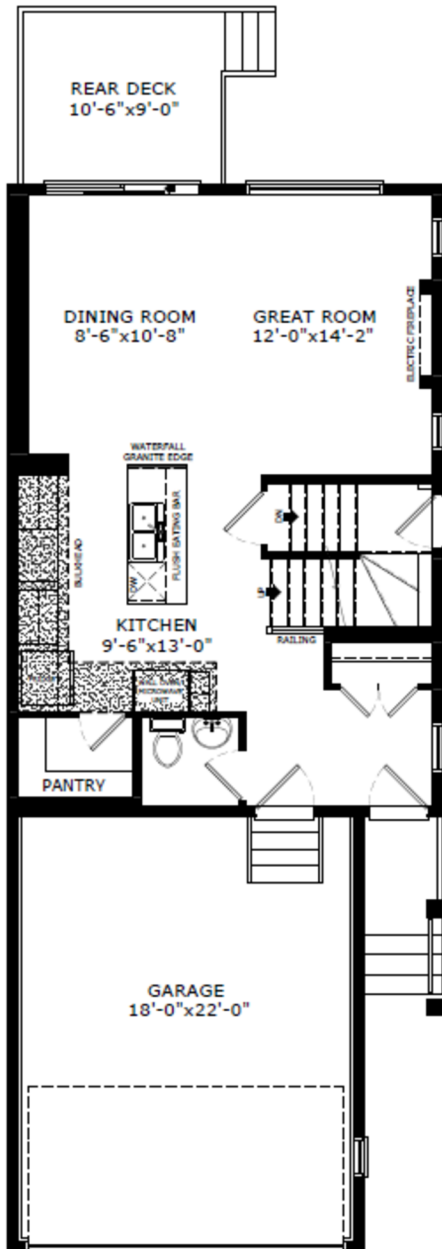


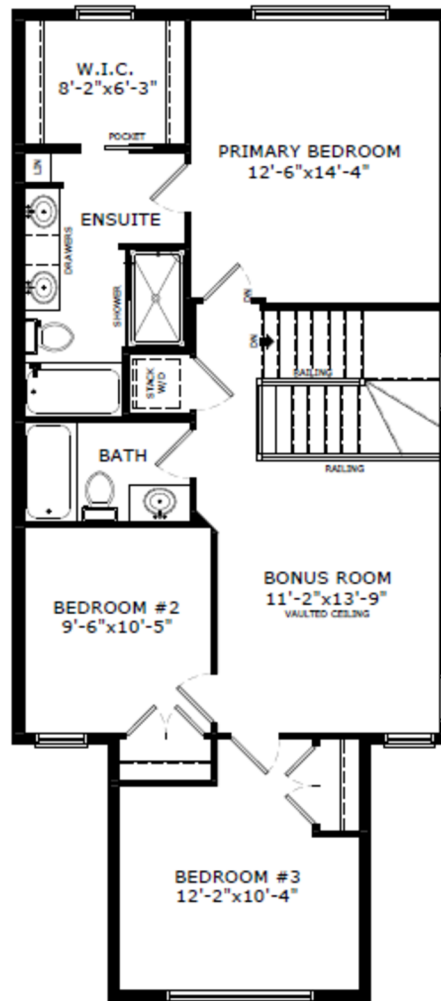
Floorplan



Main Level: 705 sq. ft.



Lauren McCarthy
Area Manager



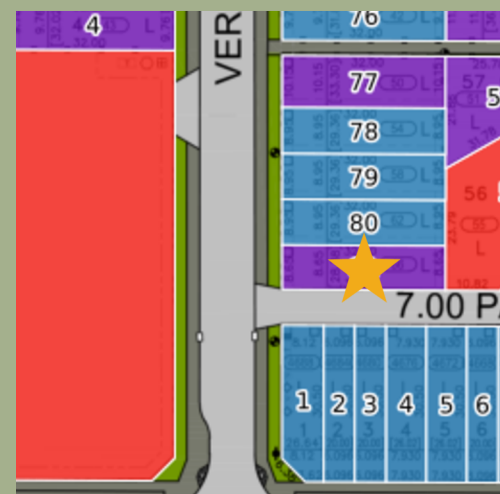
Upper Level: 918 sq. ft.



Alix Gusdal
Area Associate



Elevation



Lot Location

Contact:

P: (403) 452-3538

E: vermillionhill@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 Virtuo:** 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
- Rear deck with BBQ gas line rough-in
- Electric fireplace with paint grade mantel
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows throughout

Kitchen Elements

- Executive Kitchen with stainless steel built-in appliances, chimney hoodfan and gas cook top
- Silgranit sink
- Waterfall island
- Pendant lighting
- Walk-in pantry



Kitchen

Bathroom Elements

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



Home Interiors