

BIRKLEY 3

Address

229 Verbena Common

Job#

380156

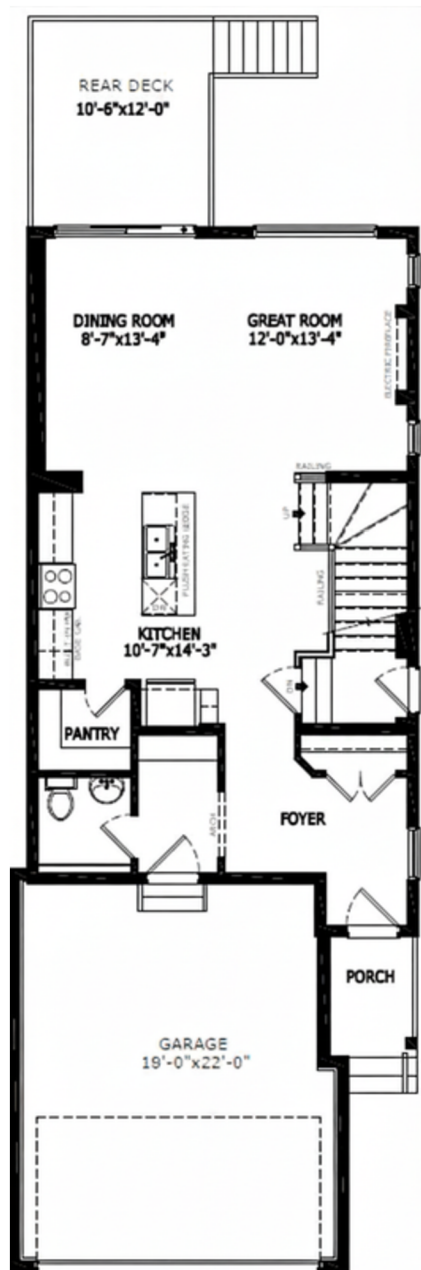
 Total Sq. Ft. - 1919

 Bedrooms - 3

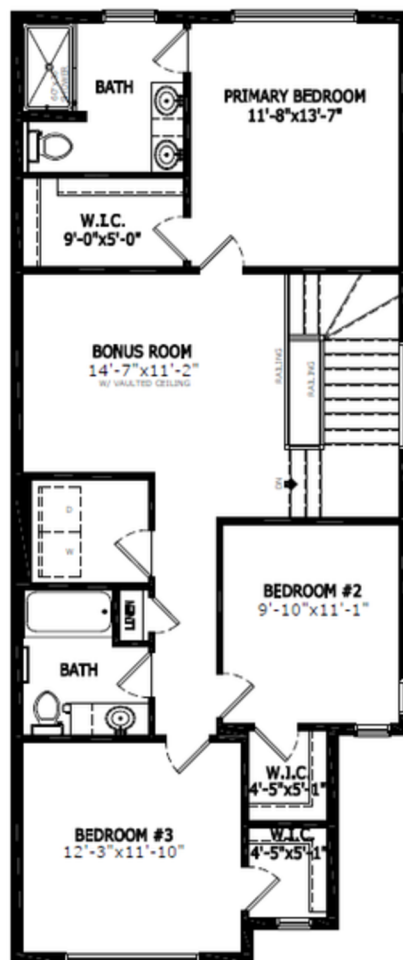
 Bathrooms - 2.5

 Garage - 2 Car

Floorplan



Main Level: 831 sq. ft.



Upper Level: 1088 sq. ft.



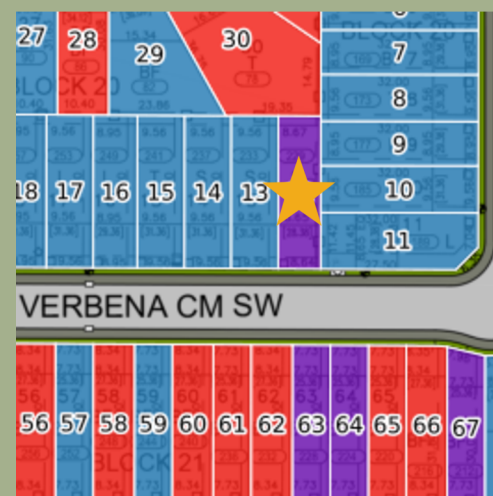
Lauren McCarthy
Area Manager



Michael Cornell
Area Associate



Elevation



Lot Location

Contact:

P: (403) 452-3538

E: vermilionhill@sterlingcalgary.com

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Features

Home Highlights

- 2026 Specifications
- Side entrance
- 9' basement wall height
- Widened garage
- Rear deck with BBQ gas line rough-in
- Open bench and coat rack with cubbies in mudroom
- Rounded arch to mudroom
- Electric fireplace with maple mantel
- Paint grade railing with iron spindles
- Vaulted bonus room
- Wall detail in 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
- Gas line for future gas range
- Pendant lighting
- Walk-in pantry

Bathroom Elements

- 4-piece ensuite
- Fiberglass base shower with tiled walls in ensuite
- Bank of drawers in ensuite and main bath
- Tile flooring in upper baths and laundry

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



MATERIAL LEGEND

- A) Kitchen Cabinet - Kitchen Perimeters, Upper and Lower
 - B) Cabinets - Kitchen Island and Bath Vanities
 - C) Kitchen Countertop - Perimeter and Island
 - D) Upper Main Bath and Primary Ensuite Countertop
 - E) Kitchen Backsplash Tile
 - F) Upper Main Bath Floor and Tub/Shower Tile
 - G) Upper Main Bath Vanity Backsplash
 - H) Primary Ensuite Floor Tile - Herringbone Install
 - I) Primary Ensuite Shower Tile
 - J) Primary Ensuite Vanity Backsplash
 - K) Carpet
 - L) Luxury Vinyl Plank
- Interior Paint Colour - Cloverdale 0017 Luna Moon
Interior Trim Colour - Cloverdale EX 295 Light White

Home Interiors