Sterling HOMES
A QUALICO Company

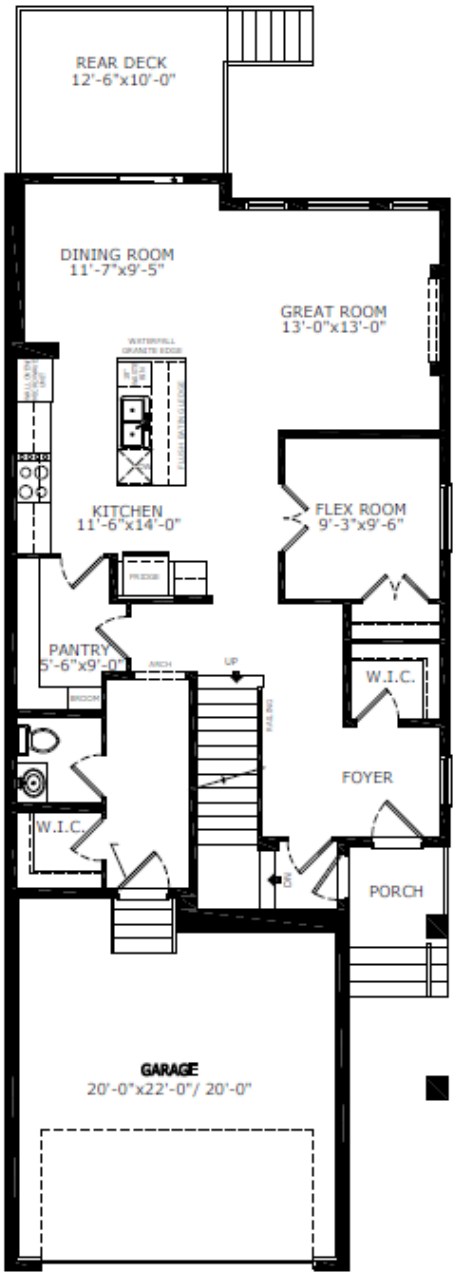
EMERSON

Address
269 Verbena Common

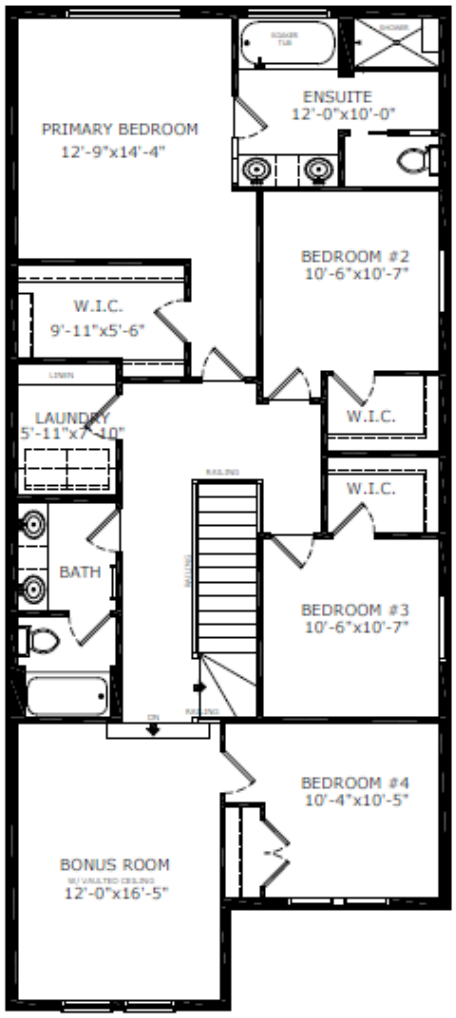
Job#
380157

Total Sq. Ft. - 2544
Bedrooms - 4
Bathrooms - 2.5
Garage - 2 Car

Floorplan



Main Level: 1088 sq. ft.



Upper Level: 1456 sq. ft.

Elevation

Lot Location

Lauren McCarthy
Area Manager

Michael Cornell
Area Associate

Contact:

P: (403) 452-3538
E: vermilionhill@sterlingcalgary.com

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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

- 2026 Specifications
- 9' basement ceilings
- 2 bed legal suite rough-in
- Porch side entrance
- Rear deck with BBQ gasline rough-in
- Main floor flex room with double doors and wall detail
- Electric fireplace with maple mantel
- Maple railing with iron spindles
- Vaulted bonus room ceiling
- Future laundry sink rough-in
- Air conditioning rough-in
- Quartz countertops with undermount sinks
- LVP throughout main floor, upper stairwell and common areas
- Additional windows
- James Hardie Siding with black windows on front

Kitchen Elements

- Executive kitchen with stainless steel built-in appliance, cabinet chimney hoodfan and gas cooktop
- Waste bin pullout
- Under cabinet lighting
- Island pendants
- Walk-through pantry

Bathroom Elements

- 5-piece ensuite with soaker tub
- Fully tiled shower with bench and barn door in ensuite
- Door to ensuite
- Bank of drawers in ensuite and main bath
- Tile flooring in upper bathrooms
- Dual sinks in main bath
- Vanity in main floor bath

MATERIAL LEGEND

A) LVP
B) Cabinet - Kitchen Uppers/Hoodfan
C) Cabinet - Kitchen Lowers/Appliance Tower/Fridge + Bathrooms
D) Cabinet Hardware
E) Quartz - Kitchen
F) Tile - Kitchen Backsplash
G) Quartz - Bathrooms
H) Tile - Main Floor Bath Vanity
I) Tile - Upper Main Bath Floor
J) Tile - Upper Main Bath Shower + Vanity Splash
K) Tile - Carpet
L) Main Paint Color
M) Tile - Ensuite Floor
N) Tile - Ensuite Tub/Shower
O) Tile - Ensuite Shower Base/Vanity Splash

Home Interiors

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