

# BENNETT SHOWHOME

Address

**9 Monarch Bend**

Job#

**169114**

 Total Sq. Ft. - 2169

 Bedrooms - 4

 Bathrooms - 2.5

 Garage - 2 Car



Homes built by Sterling Homes are 20% more energy-efficient than the average home. This means you'll enjoy lower utility bills and a more comfortable living environment, all while being kind to the planet!

The foundation of every Sterling Home is our  
**Sterling Standards**

This showhome has the following upgraded items:

## Kitchen

- Executive kitchen
- Upgraded chimney hoodfan built into cabinets
- Upgraded quartz countertop & backsplash
- Black kitchen faucet
- Upgraded super single sink
- Upgraded door profile
- Pendant lights over island
- Butler's pantry w. base cabinets & upgraded quartz
- Built-in MDF shelving in pantry

## Bathrooms

- Half Bath
  - Black finishes
  - Floating mirror
- Ensuite:
  - 60"x38" shower with upgraded tiled walls, niche, base, and bench
  - Tiled floors
  - Black finishes
  - Black framed mirrors
  - Upgraded quartz countertop
  - Bank of drawers
- Main Bath
  - Dual sinks
  - Black finishes
  - Black framed mirrors
  - Tile flooring

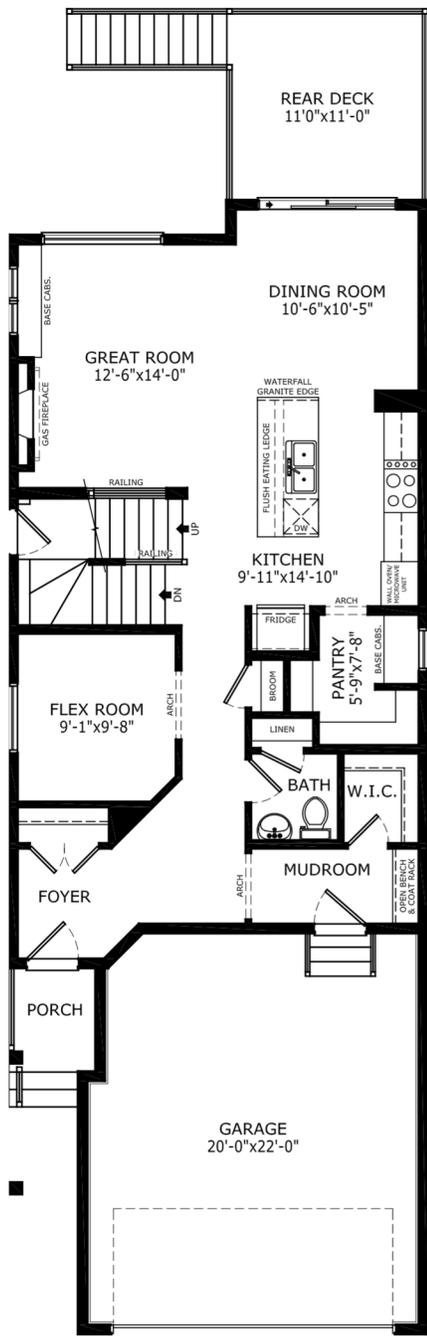
## Extra Features

- Optional 4-bedroom layout
- Upgraded maple railing w/ black horizontal spindles
- Mudroom with bench and built-in cubbies
- Vaulted ceiling in bonus room
- Arch doorways
- 1H gas fireplace with maple and tile surround and custom bench built-in with quartz seat
- Additional windows
- LVP in upper hallways & bonus room
- Upgraded 8' interior doors
- Black finishes
- Upgraded light fixtures.
- Washer & dryer
- Wallpaper and feature wall paint
- Finished stairwell to basement
- Side entry
- 3pc bathroom rough-in in basement
- Painted basement floor
- Upgraded 8' stained front door
- Hardi siding

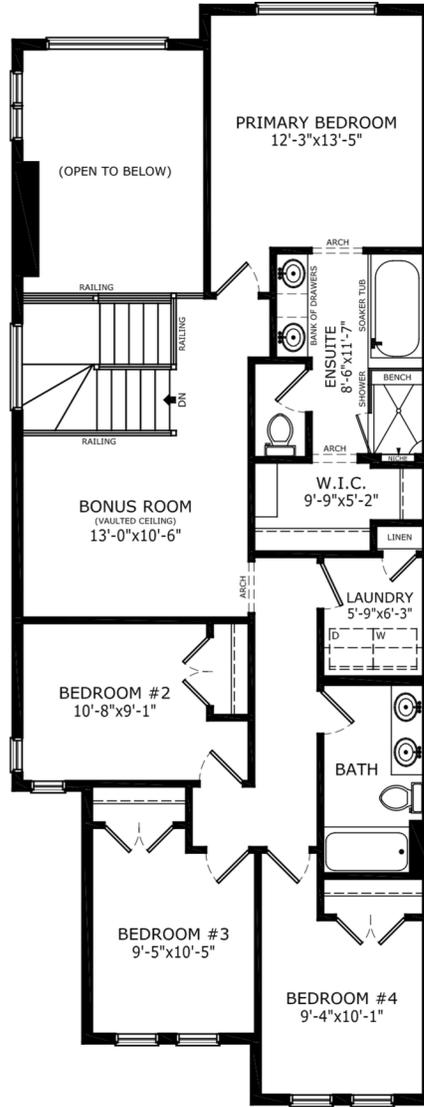
## Convenience

- Rear deck (11'6" x 11') w/ Trex decking
- Air conditioning
- Irrigation
- Landscaping

# Floorplan



Main Level: 997 sq. ft.



Upper Level: 1172 sq. ft.



Alex Mouwen  
Area Manager



Kim Wells  
Area Associate

403-984-2888

harmony@sterlingcalgary.com



Elevation