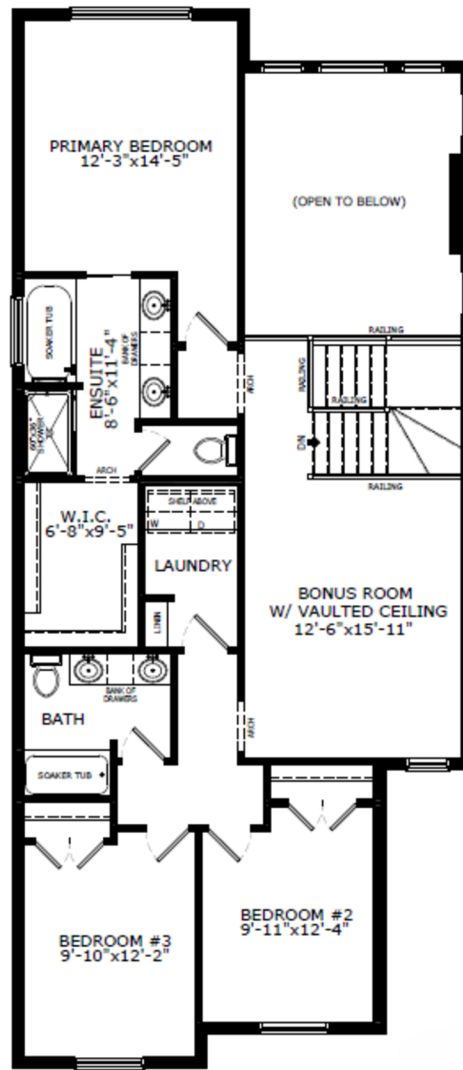


Main Level: 1039 sq. ft.



Diane Blackman
Area Manager



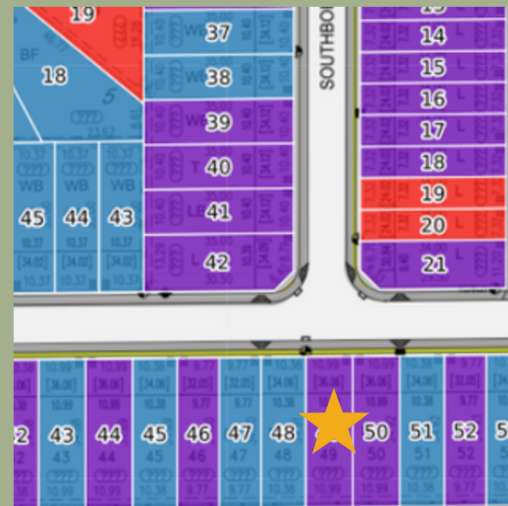
Upper Level: 1164 sq. ft.



Teagan Rohl
Area Associate



Elevation



Lot Location

Contact:

P: (403) 981-2619

E: southbow@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

Kitchen

- Executive kitchen with built-in stainless steel appliances
- Gas cooktop
- Fridge with water and ice dispenser
- Walk through pantry
- Waterfall island edge

Bathrooms

- 5-piece ensuite including walk-in shower with tiled walls and soaker tub
- Tile flooring in upper floor bathrooms and laundry
- Dual sinks in main bath



Kitchen

Convenience

- 2025 Specifications
- 9' basement wall height
- Side entrance
- Rear 12'6" x 10'0" deck with BBQ gasline rough-in
- Main floor flex room

Rest of Home

- Open to above in great room
- Electric fireplace with floor to ceiling tile
- Paint grade railing with iron spindles
- Vaulted ceiling in bonus room
- Additional windows



Home Interiors