

VALMORE 4

Address

76 Southborough Common

Job#

281027

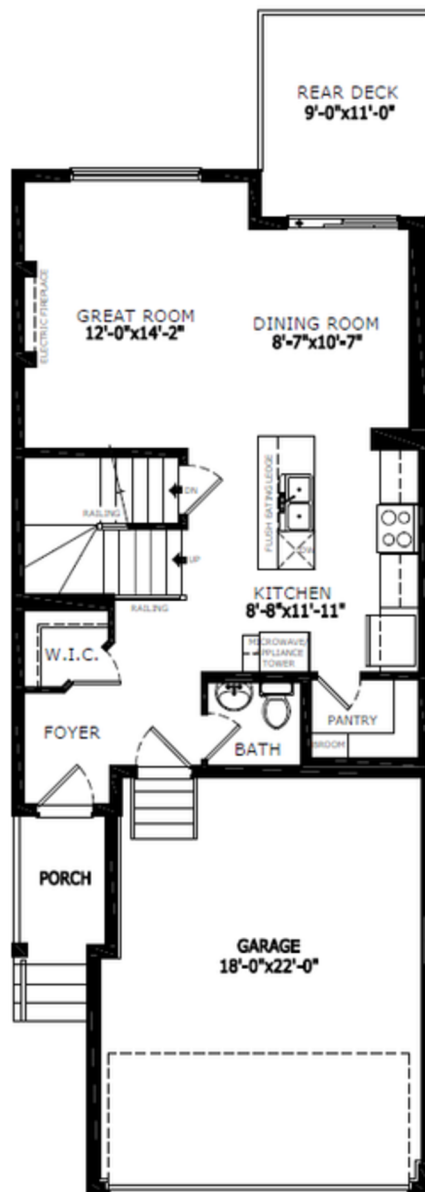
 Total Sq. Ft. - 1623

 Bedrooms - 3

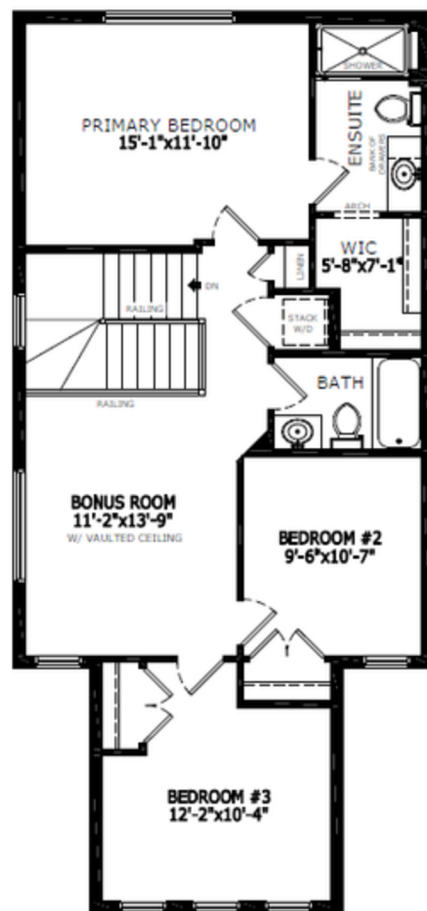
 Bathrooms - 2.5

 Garage - 2 Car

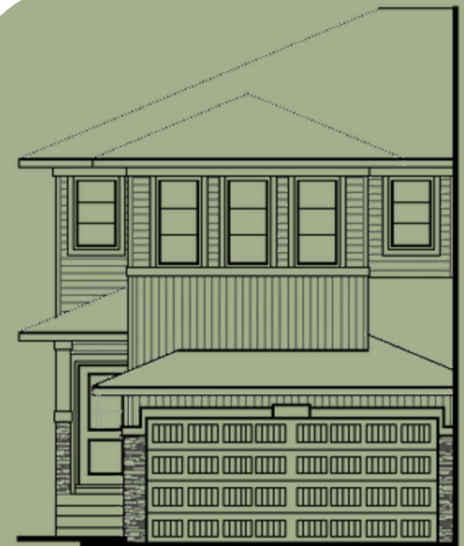
Floorplan



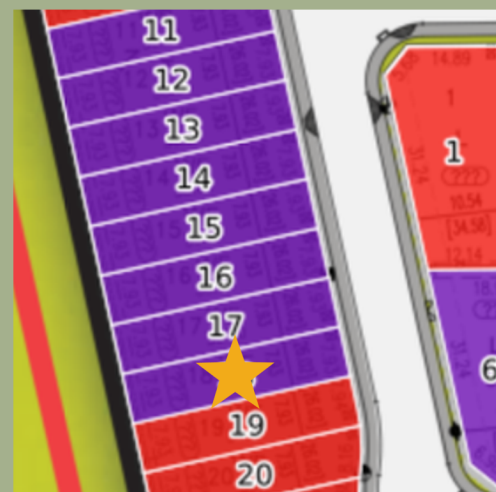
Main Level: 693 sq. ft.



Upper Level: 930 sq. ft.



Elevation



Lot Location



Harinder Tumber
Area Manager

Contact:

P: (403) 981-2619

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

Home Highlights

- 2025 Specifications
- Backs onto greenspaces
- Walkout basement with concrete patio
- 9' Basement ceilings
- Rear deck with privacy wall and BBQ gas line rough-in
- Electric fireplace
- Paint grade railing with iron spindles
- Vaulted bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows

Kitchen Elements

- Stainless steel appliances with chimney hoodfan and built-in microwave
- Gas line for future gas range
- Walk-in pantry

Bathroom Elements

- 3-Piece ensuite with fiberglass base shower, tiled walls and niche
- Bank of drawers in ensuite



Home Interiors