



43 Verdure Gate Calgary Alberta

\$748,483

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included. Built to 2025 specifications, this home features LVP throughout the main floor, triple-pane windows, a widened garage, and a bright vaulted bonus room with skylight. The kitchen includes stainless steel appliances, chimney hoodfan, built-in microwave, Silgranit sink, waterfall island with pendant lighting, walk-in pantry. Enjoy an electric fireplace with maple mantle, a functional mudroom with bench, hooks, and cubbies, and paint-grade railing with iron spindles. The primary bedroom offers a 4-piece ensuite with tiled-wall fiberglass shower and tile flooring, while the main bath includes a bank of drawers. With a side entrance, 9' basement walls, and a BBQ gasline rough-in, this home blends style, efficiency, and functionality. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches--all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative. (id:6769)

- 2pc Bathroom .00 Ft x .00 Ft
- Kitchen 10.58 Ft x 14.25 Ft
- Great room 12.00 Ft x 13.33 Ft
- Dining room 8.58 Ft x 13.33 Ft
- Primary Bedroom 11.67 Ft x 13.58 Ft

- 4pc Bathroom .00 Ft x .00 Ft
- Bonus Room 14.58 Ft x 13.67 Ft
- Bedroom 9.83 Ft x 11.08 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 12.25 Ft x 11.83 Ft

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