

50 Verdure Gate Calgary Alberta

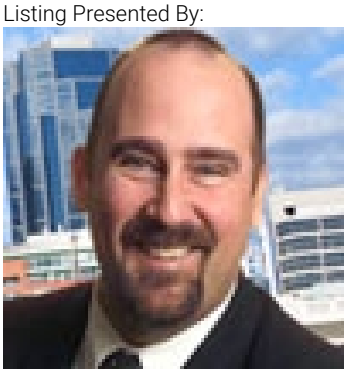
$710,058

Welcome to the Abbott at 50 Verdure Gate, built by Sterling Homes Calgary! This beautiful home was designed for flexible family living with side entrance, widened garage, 9' basement walls, and rough-ins for future basement potential. Enjoy a rear deck with BBQ gas line, added windows, James Hardie siding, LVP throughout the main, quartz countertops with undermount sinks, and a cozy electric fireplace. The main floor IT area and rounded arches add function and style, while the mudroom bench, coat rack, and cubbies keep busy days organized. Kitchen features stainless steel appliances, chimney hood fan, built-in microwave, peninsula kitchen, pendant lighting, and walk-in pantry. Upstairs offers a vaulted bonus room and 5-piece ensuite with soaker tub, tiled fiberglass shower, vanity drawers, and tile flooring. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of 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 representative. (id:6769)

Great room 10.50 Ft x 12.33 Ft
Dining room 10.00 Ft x 9.75 Ft
Kitchen 9.33 Ft x 13.83 Ft
Pantry 8.58 Ft x 5.25 Ft
Office 7.92 Ft x 5.42 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 12.50 Ft x 12.50 Ft
Other 8.25 Ft x 4.83 Ft

5pc Bathroom .00 Ft x .00 Ft
Bedroom 9.50 Ft x 13.17 Ft
Other 6.25 Ft x 5.50 Ft
Bedroom 10.50 Ft x 12.75 Ft
Other 6.25 Ft x 5.50 Ft
Bonus Room 11.25 Ft x 14.00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Bode Platform Inc.

http://bode.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca