



**43 Verdure Gate SW
Calgary, Alberta**

MLS # A2282690



\$748,483

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

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.