



**66 Verdure Gate SW
Calgary, Alberta**

MLS # A2292051



\$717,929

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Noah by Sterling Homes Calgary! Built by a trusted builder with over 70 years of experience, 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 in each home. Discover this beautifully designed 2026 home featuring a side entrance, 9’ basement wall height, and rear deck with BBQ gas line rough-in. Inside offers LVP throughout the main floor, quartz countertops with undermount sinks, additional windows for added brightness, an electric fireplace with paint grade mantle, paint grade railing with iron spindles, and a stunning vaulted bonus room. The executive kitchen showcases stainless steel built-in appliances, chimney hoodfan, gas cooktop, silgranit sink, waterfall island with pendant lighting, and a walk-in pantry. The spacious 5-piece ensuite features a fiberglass base shower with tiled walls, bank of drawers, and tile flooring in the ensuite and main bath. 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are representative.