



GRASSROOTS
REALTY GROUP

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23 Verdure Gate SW
Calgary, Alberta

MLS # A2290080



\$794,224

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 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, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Denali 6 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. This 2025 home features a side entrance, basement walls, main floor bedroom with full bath, and rear deck with BBQ gas line rough-in. Enjoy LVP throughout the main floor, quartz countertops with undermount sinks, additional windows, a vaulted bonus room with skylight, electric fireplace with paint grade mantel, and paint grade railing with iron spindles. The kitchen offers stainless steel appliances, chimney hoodfan, built-in microwave, Silgranit sink, waste bin pullout, waterfall island with pendant lighting, and a walk-in pantry. Bathrooms include a 5-piece ensuite and main floor bath with fiberglass base showers and tiled walls, plus tile flooring in wet areas and banks of drawers in both vanities. 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 a representative.