



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**434 Bighorn Avenue SW
Calgary, Alberta**

MLS # A2304209



\$849,875

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 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, Backs on to Park/Green Space, No Neighbours Behind		

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, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Welcome to Ava by Sterling Homes Calgary this stunning home showcasing elevated design, premium finishes, and standout curb appeal with James Hardie siding and black windows. Built by a trusted builder with over 75 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. The executive kitchen features built-in stainless steel appliances, a cabinet-style chimney hoodfan, gas cooktop, 48" upper cabinets, under-cabinet lighting, pendant lighting, and a walk-in pantry. The main floor offers a functional I.T. area with a rounded arch, a stylish mudroom with built-in bench, cubbies, and coat rack, and a cozy electric fireplace with wall detail. Upstairs, enjoy a vaulted bonus room and a luxurious primary retreat with feature wall and a 5-piece ensuite complete with a soaker tub, fiberglass base shower with tiled walls, glass barn door, and a bank of drawers, with matching cabinetry in the main bath. Tile flooring runs through all bathrooms and the laundry. Additional highlights include LVP flooring throughout the main floor, maple railing with iron spindles, a widened garage, side entrance, rear deck with BBQ gas line rough-in, a second-floor balcony, and extra windows for abundant natural light. 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.