Sterling HOMES
A QUALICO Company

2026 Advantage Specifications

Smart Energy

- **Savings and Peace of Mind Essentials:**
  - Built Green Registration and Blower Door Testing, offering up to 25% mortgage insurance savings (floorplan, orientation, location and options may affect home rating)
  - Plans designed for natural light, featuring low maintenance triple pane Solar Shield, argon filled windows throughout (excluding doors and sidelites)
  - Flow through humidifer
- **Smart Home Essentials:**
  - Monitor your home anytime, anywhere with Honeywell Programmable Thermostat allowing you to control and adjust your home's temperature, humidity and ventilation
  - Front door Weiser Aura Smart Lock and lever
  - Smart light switches (3 locations) and motion-activated switches (2 locations) and ensuite bathroom fan timer
  - Manage your Smart Home with Amazon Alexa Echo Show touch screen
- **Keeping your home well insulated:**
  - Insulation values of R-60 in ceiling, R-20 in exterior walls, R-20 in basement walls, R-28 spray foam insulation above garage and cantilevers
  - Garage walls with R-12 or R-20 insulation, drywall and one coat of fire tape* and R-10 garage doors
- **Elevated Electrical:**
  - 30-amp electric car charger rough in
  - LED Lighting
  - Ring doorbell camera and Wi-Fi-enabled garage door opener
- **Energy Efficient Mechanical Systems:**
  - Instantaneous tankless hot water system
  - Solar chase for a solar ready home
  - Energy efficient appliances
  - Water conservative plumbing fixtures
  - 97% efficient furnace and ECM motor with active heat recovery ventilator (HRV)
  - Complete furnace/duct cleaning prior to possession

Master Planned Kitchen and Bathrooms

- **Stainless Steel Appliances:**
  - 22 cu.ft. french door fridge w/ interior water and ice
  - Ceran top self-clean range
  - OTR (over the range) microwave
  - Tall tub dishwasher with hidden controls
- **Cabinets and Countertops:**
  - Single family: Thermofoil, maple and oak with 11 color choices and 2 door profiles with 42" high upper cabinetry and modern cabinet door hardware
  - Drywall bulkhead above upper cabinets and 3" flat crown moulding
  - Full extension soft drawers and soft close doors
  - Full height kitchen and 4-6" tall vanity tile backsplash with several tile choices
  - 1 ¼" granite and quartz countertops in variety of colors
- **Plumbing:**
  - Blanco undermount 1- 3/4 Silgranit kitchen sink
  - Luxurious Moen Nori high arc pulldown kitchen faucet
  - Moen Genta bathroom plumbing series
  - Elongated bowl Toilets
  - Half bath pedestal sink
  - Ensuite fibreglass shower with 6 mil glass barn style sliding door with chrome hardware and tile to ceiling
  - Soaker tub in ensuite with tile backsplash
  - Main bath 60" fiberglass tub/shower w/ tile surround
  - 3-piece rough-in plumbing in basement
- Ample pantry storage with 4 rows of white wire shelving
- Medicine cabinet to match cabinetry in ensuite
- Taymor bright chrome bathroom accessory package



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Structural

- **Ceiling Heights and Finish:**
  - 9' main floor, 8' upper floor
  - 9' basement (Single family attached garage and estate homes) and 8'4" (Laned and duplex)
  - Knockdown ceilings
- Engineered floor system- nailed, glued and screwed tongue and groove subfloor
- All walls framed 24" on center, exterior walls are 2 x 6.

Stylish Flooring and Finishing Details

- **Flooring:**
  - Luxury vinyl plank flooring on main floor, baths and laundry
  - Multitude of 40-48oz** carpet selections with 8 lb underlay
- **Fireplace:**
  - Electric linear fireplace with drywall finish framed into great room (Single family attached garage and estate homes only) with data above fireplace
- **Interior Finishing:**
  - Riverside 5 panel interior doors
  - Shaker MDF 4" baseboards and 3" casings
  - Primer + 2 coats of paint w/ eggshell finish in 100s of colors
  - Extra storage with free sliding wire shelving in all closets

Elevated Exterior

- **Door and Windows:**
  - Inviting fiberglass front door with contemporary glass
  - White vinyl window sills and jambs
  - Double slider egress basement windows
  - 8' tall rear patio door
- **Siding and Trim:**
  - Maintenance free vinyl siding and aluminum battens, soffit, fascia, eaves trough and exterior railing**
  - Smartboard front elevation columns and attached overhead garage door jamb
- Lifetime limited warranty asphalt roof shingles
- Exterior engineered house wrap adds an extra barrier from the outdoor elements
- 5" house numbers on front elevations
- Deck nailer board for future deck
- Concrete driveway full width of garage
- 4' Poured concrete walkway to front steps** and presidential concrete precast front step

Electrical

- **Lighting:**
  - LED wafer pot lights in kitchen and front exterior
  - Attractive and energy efficient LED lighting package
- Structured wiring for TV, data and telephone
- Decora light switches/plugs
- Convenient exterior soffit and GFI weatherproof plugs
- Smoke and carbon monoxide detectors throughout
- Dedicated electrical panel located in the utility room

Buying Benefits

- **Partner of Alberta New Home Warranty Program includes:**
  - 1 year Materials and Labour
  - 2 year Delivery and Distribution Systems
  - 5 year+2 Bonus years Building Envelope
  - 10 year Structural
  - Pre-possession Deposit/Completion Insurance
- **Sterling Exclusive Listing Program:** Let us cover the costs to sell your existing home. (presale homes only***)
- Legal and closing fees included, provided builder's lender & solicitor are used (conditions apply)
- **Easy Move powered by Virtuo:** concierge services to arrange your moving necessities, totes for moving, customer app for questions, documents and updates
- **Sterling Built Rewards:** gateway to exclusive perks, offers, and partnerships tailored just for our homeowners

But wait there's more...

- **Personalize your home with optional add-ons:**
  - Executive and Spice Kitchen Package
  - Legal Basement Suite and Suite Rough In
  - Net Zero and Net Zero Energy Ready Packages
  - Lookbook Catalogue and Common Upgrade List

*Attached Garage Models only ** Plan, lot and community specific. Specifications Subject to change ***Opt in must be listed on purchase agreement, cannot be combined with realtor assisted sale and conditions apply