



# Meet the Cohen

QUICK POSSESSION HOME IN LEWISBURG  
1049 140TH AVE NE CALGARY, ALBERTA



DUPLEX  
COLLECTION

1748 SQ.  
FT.

4

3

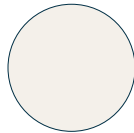
## This home's interior palette is the following:



LVP:  
Labyrinth



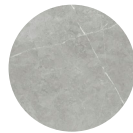
Cabinets:  
Cashmere Dusk



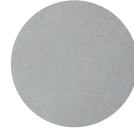
Kitchen Upper  
Cabinets:  
Fresh Linen



Kitchen  
Backsplash:  
Velvet Glass  
Breccia



Backsplash:  
Liva Grigio



Kitchen  
Countertops:  
Mountain Mist



Ensuite & Bath  
Countertops:  
Elegant White



Carpet:  
Beach Lava



Paint:  
Smoky

## This home features the following:

- Main floor bedroom
- Main floor full bath
- Upgrade tubshower to shower in main floor bath
- Garbage/recycling pull-out to kitchen
- Bank of three drawers to ensuite
- Additional potlights to kitchen, great room & bonus room
- Vaulted bonus room ceiling
- Matte black standard pull-down faucet to kitchen
- Matte black door handles
- Black iron spindled railing
- Basement suite rough-in (one bedroom)
- Exterior side entry to basement
- Rear pressure treated deck
- Gasline to BBQ

## Standard features:

- **BUILT GREEN® certified home**
- ENERGY STAR® rated appliances
- Triple pane low-E windows
- 1 1/4" countertops throughout
- Soft close cabinets & drawers
- Chimney hoodfan with 42" tall cabinets
- Luxury vinyl plank throughout entire main floor and second floor wet areas
- Please see your Area Manager for the complete list of standard features

## You can purchase this home for:

\$

including home, lot and GST

## Home availability:



JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

## For more information:



**Cathey Tracey**  
LEWISBURG AREA MANAGER

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**EXCEL  
HOMES**

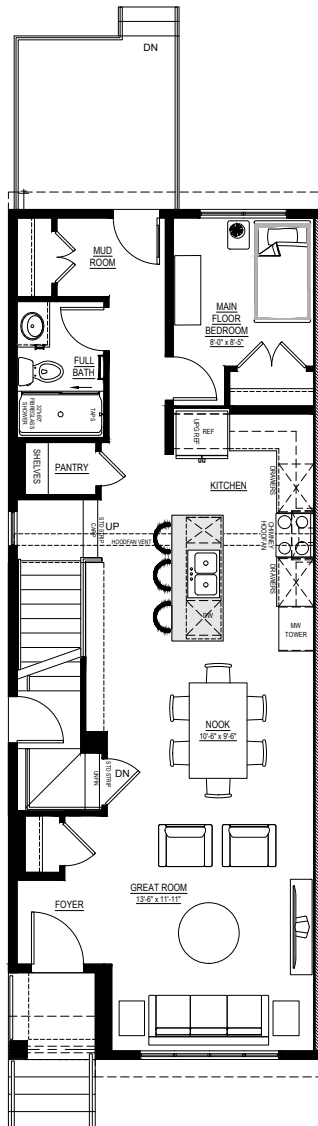
..... Simplifying your journey home.

# Meet the Cohen

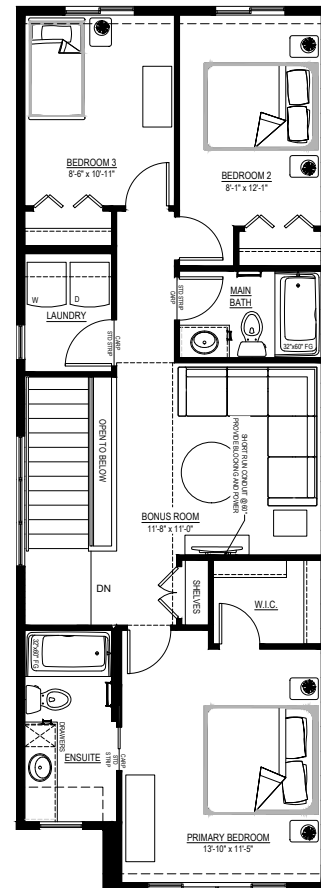
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## Floor plans

MAIN FLOOR  
857 SQ.FT.



SECOND FLOOR  
891 SQ.FT.



For more  
information.

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LEWISBURG AREA MANAGER

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This floorplan represents one version of this home and measurements are approximate. The square footage, measurements and layout may vary based on the elevation and/or lot. All elevations shown are artist's concept only and will vary by community. The builder reserves the right to make modifications or substitutions should they be necessary. All plans, options, dimensions, specifications, materials and drawings are subject to change without notice. E.&O.E