

# Meet the Cohen

QUICK POSSESSION HOME IN LIVINGSTON  
116 HERRON WALK NE CALGARY, ALBERTA



DUPLEX  
COLLECTION

1736 SQ.  
FT.

3

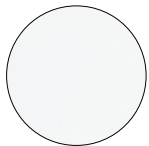
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## This home's interior palette is the following:



LVP:  
Miss  
Sunshine



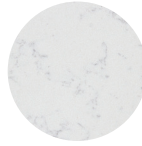
Cabinets:  
Glacier White



Kitchen  
Backsplash:  
Triangolo White  
Matte



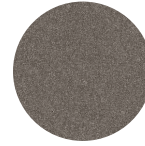
Ensuite, Bath &  
Laundry Tile:  
Capri White



Kitchen Quartz  
Countertops:  
Verona



Ensuite &  
Bath Quartz  
Countertops:  
Polaire



Carpet:  
Urban Taupe



Paint:  
Summit

## This home features the following:

- Level 2 kitchen
- Level 2 fridge
- Level 3 gas range
- Level 1 laundry
- Level 1 doors
- Kitchen cabinets riser tight to ceiling
- Additional potlights to kitchen, great room & bonus room
- Full-height electric fireplace in great room
- Painted railing with wood spindles
- Vaulted ceiling to bonus room
- Bank of three drawers to ensuite
- Exterior side entry to basement
- 8'9" basement ceiling height
- Pressure treated rear deck
- 12' x 21' detached garage

## Standard features:

- BUILT GREEN® certified home
- Stainless steel appliances
- Thermally fused laminate 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:



## For more information:



**Karen Baldwin**  
LIVINGSTON LANED AREA MANAGER

T: 403-710-7707

E: [livingstonlaned@excelhomes.ca](mailto:livingstonlaned@excelhomes.ca)

**EXCEL  
HOMES**

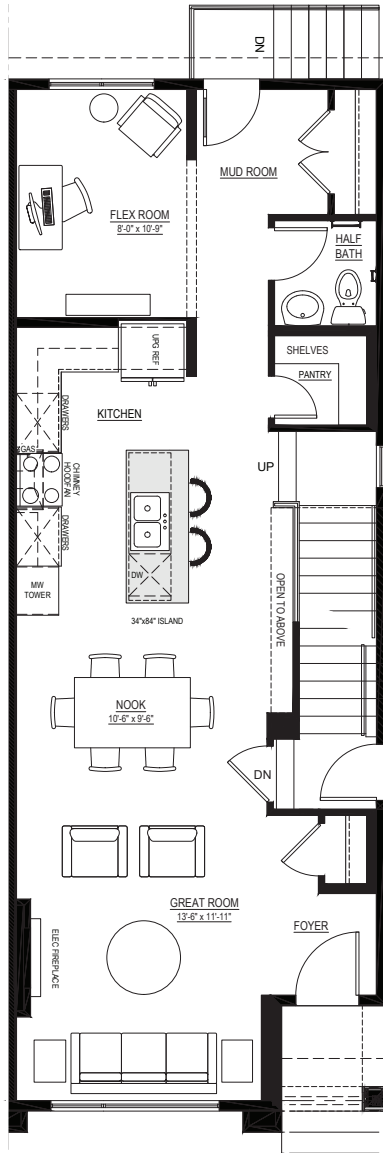
..... Simplifying your journey home.

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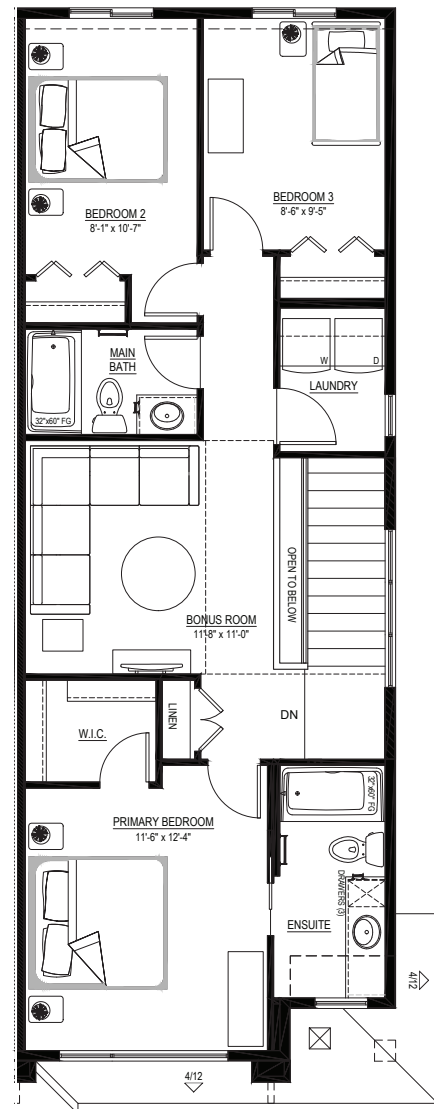
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## Floor plans

### MAIN FLOOR 858 SQ.FT.



### SECOND FLOOR 878 SQ.FT.



For more  
information.

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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