

Meet the Cohen

QUICK POSSESSION HOME IN SETON RIDGE
123 RICARDO RANCH DRIVE SE CALGARY, ALBERTA



DUPLEX
COLLECTION

1762 SQ.
FT.

3

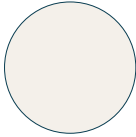
2.5



This home's interior palette is the following:



LVP:
Miss Sunshine



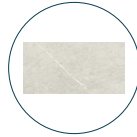
Cabinets:
Fresh Linen



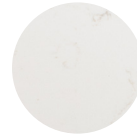
kitchen Island
Cabinets:
Chameleon



Kitchen
Backsplash:
Artisan White



Ensuite & Bath
Backsplash:
Liva Cream



Kitchen
Countertops:
Verona



Ensuite & Bath
Countertops:
Bright White



Carpet:
Gingerbread



Paint:
Crystal

This home features the following:

- Full-height electric fireplace
- French doors to flex room
- Upgrade tubshower to shower with tile surround in ensuite
- Dual sinks & bank of three drawers to ensuite
- Two panel raised door upgrade
- Truffle silgranite undermount sink to kitchen
- Level 3 champagne bronze pull-down faucet to kitchen
- Gold lighting package
- Gun metal grey iron spindled railing
- Additional potlights to kitchen, great room & bonus room
- Vaulted bonus room ceiling
- Satin nickel door handles
- Basement suite rough-in
- 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:



For more information:



Maci Porter

SETON RIDGE AREA MANAGER

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**EXCEL
HOMES**

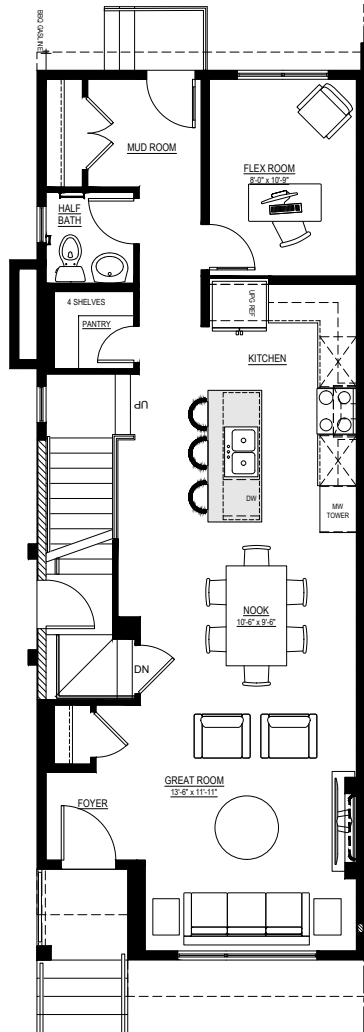
..... Simplifying your journey home.

Meet the Cohen

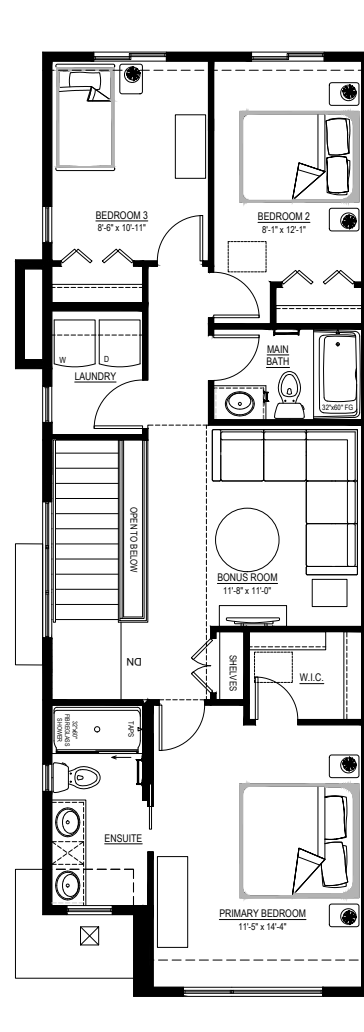
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Floor plans

MAIN FLOOR
858 SQ.FT.



SECOND FLOOR
904 SQ.FT.



For more
information.

Maci Porter
SETON RIDGE 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