Meet the
Cohen

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

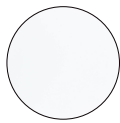**DUPLEX COLLECTION** **1735** SQ. FT. **3** 🛏 **2.5** 🛁

This home's interior palette is the following:

- **LVP:** Labyrinth
- **LVT:** White Matte
- **Basement Kitchen Upper Cabinets:** White Cloud
- **Cabinets:** Sage Green
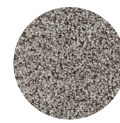- **Ensuite & Bathroom Backsplash:** White Matte
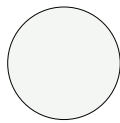- **Kitchen Backsplash:** White Glossy
- **Basement Kitchen Backsplash:** Aqua Glossy
- **Quartz Countertops:** Mountain Mist
- **Carpet:** Urban Taupe
- **Paint:** Summit

This home features the following:

- Upgraded appliances including Level 2 kitchen, Level 2 fridge and Level 3 gas range
- Level 1 cabinet hardware
- Kitchen cabinets riser tight to ceiling
- Satin nickle lighting package
- Full-height electric fireplace
- Upgrade shower to tubshower in ensuite
- Dual sinks and drawers in ensuite
- Level 1 laundry
- Standard washer + dryer
- Wood spindled railing
- Additional potlights in great room and bonus room
- Exterior side entry to basement
- Gasline to BBQ
- Rear pressure treated deck
- Developed basement suite (two bedroom)
- Detached single garage with gravel parking pad beside

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:

NOW JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

For more information:

Karen Baldwin
LIVINGSTON LANED AREA MANAGER

T: 403-710-7707
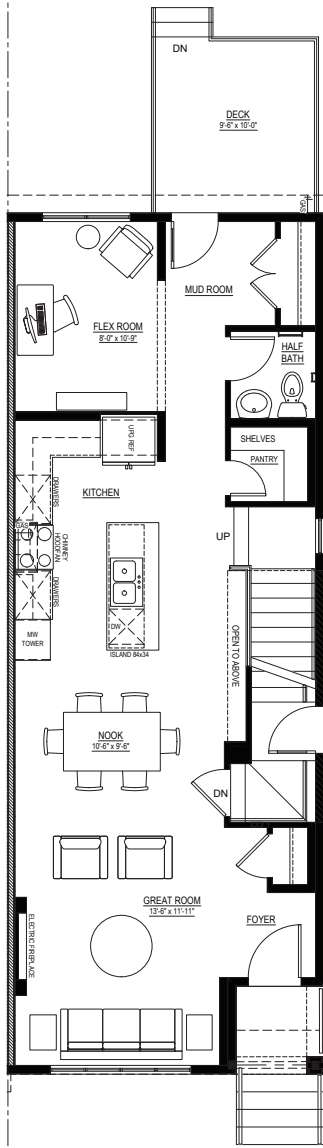E: livingstonlaned@excelhomes.ca

EXCEL HOMES
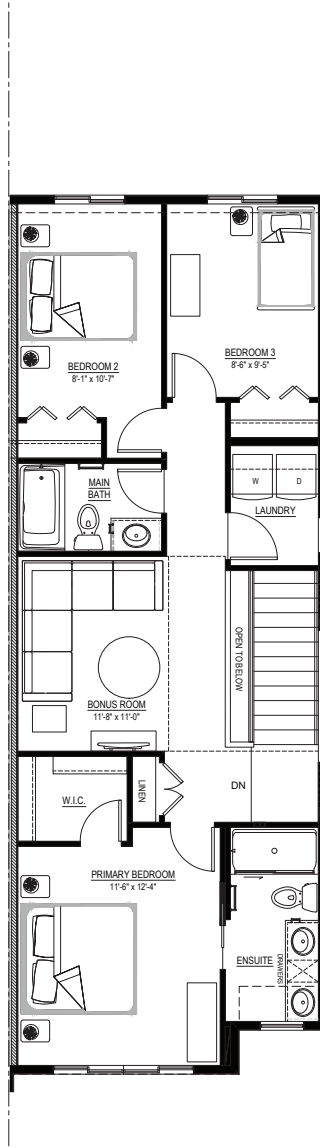
Simplifying your journey home.

Meet the

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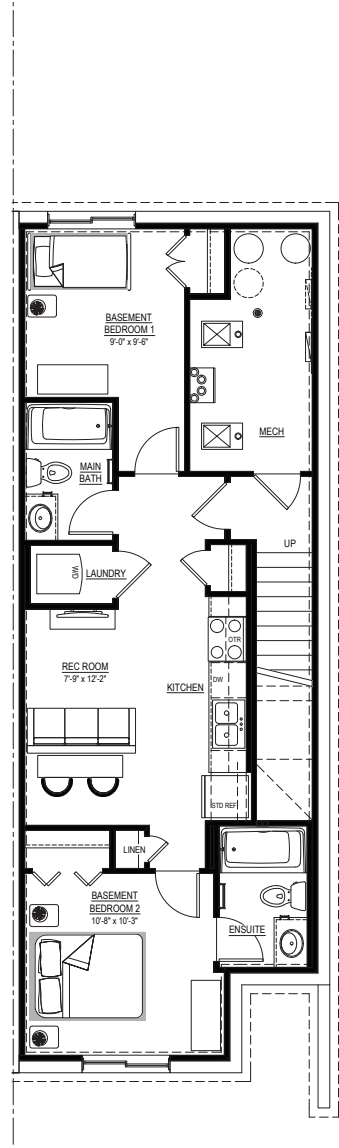
Floor plans

MAIN FLOOR
857 SQ.FT.

SECOND FLOOR
878 SQ.FT.

BASEMENT SUITE
635 SQ.FT.

MAIN FLOOR

DN

DECK
9'-6" x 10'-0"

MUD ROOM

FLEX ROOM
8'-0" x 10'-9"

HALF BATH

SHELVES

PANTRY

KITCHEN

UP

OPEN TO ABOVE

CHIMNEY HOOK-IN

MW TOWER

ISLAND 84x34

NOOK
10'-6" x 9'-6"

DN

GREAT ROOM
13'-6" x 11'-11"

ELECTRIC FIREPLACE

FOYER

SECOND FLOOR

BEDROOM 2
8'-1" x 10'-7"

BEDROOM 3
8'-6" x 9'-5"

MAIN BATH

W   D
LAUNDRY

BONUS ROOM
11'-8" x 11'-0"

OPEN TO BELOW

W.I.C.

LINEN

DN

PRIMARY BEDROOM
11'-6" x 12'-4"

ENSUITE

BASEMENT SUITE

BASEMENT BEDROOM 1
9'-0" x 9'-6"

MECH

MAIN BATH

W/D   LAUNDRY

REC ROOM
7'-9" x 12'-2"

KITCHEN

UP

STD REF

LINEN

BASEMENT BEDROOM 2
10'-8" x 10'-3"

ENSUITE

For more information.

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