

Meet the Cohen

QUICK POSSESSION HOME IN SILVER SPRUCE
46 SILVER SPRUCE ROAD SW CALGARY, ALBERTA



DUPLEX
COLLECTION

1736 SQ.
FT.

3

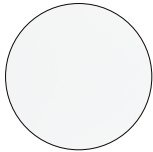
2.5



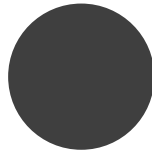
This home's interior palette is the following:



LVP:
Chasing Ice



Kitchen, Ensuite
& Bath Cabinets:
White Cloud



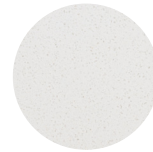
Kitchen Island
Lower Cabinets:
Charcoal



Backsplash:
Marble



Ensuite, Bath &
Basement Quartz
Countertops:
Polaire



Kitchen Quartz
Countertops:
Elegant White



Carpet:
Sea Glass



Paint:
Designer Grey

This home features the following:

- Level 2 kitchen
- Kitchen cabinets riser tight to ceiling
- Bank of three drawers to ensuite
- Dual sinks to ensuite
- Standard washer & dryer
- Metal spindled railing
- Vaulted bonus room ceiling
- Additional potlights to kitchen, great room and bonus room
- Gasline to BBQ
- Exterior side entry to basement
- Developed basement suite (two bedroom)

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:



Kent Shupe

SILVER SPRUCE AREA MANAGER

T: 403-850-2920

E: silverspruce@excelhomes.ca



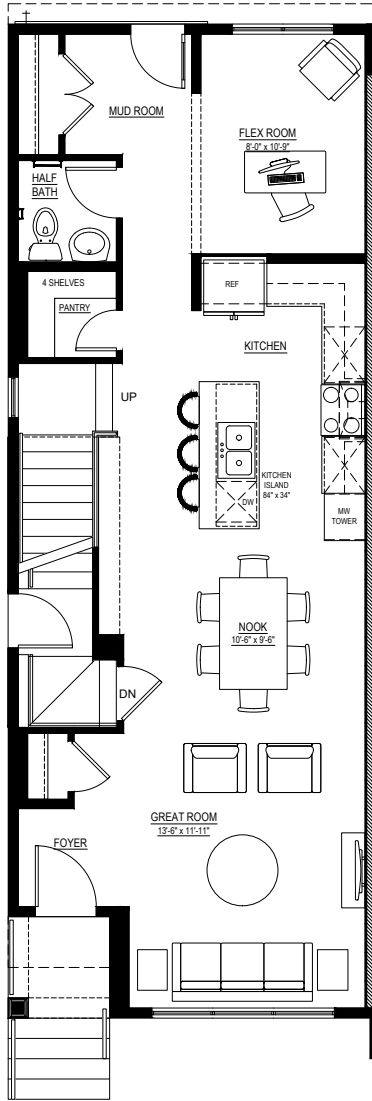
..... Simplifying your journey home.

Meet the Cohen

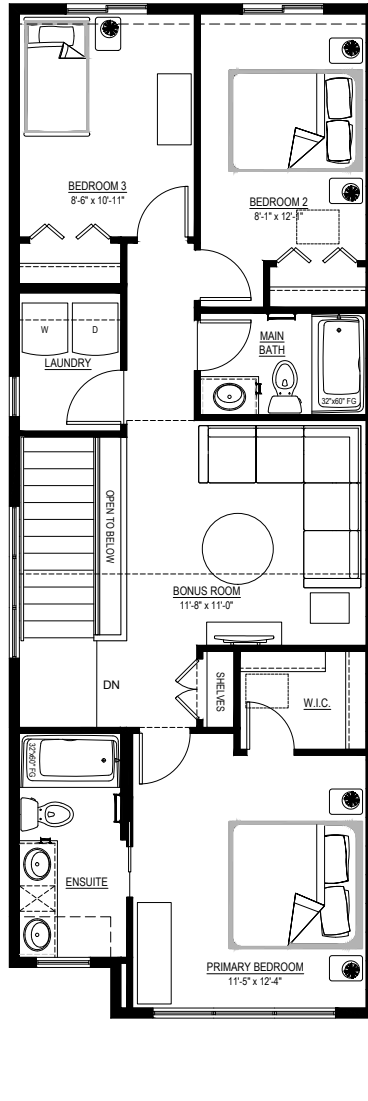
QUICK POSSESSION HOME IN SILVER SPRUCE 46 SILVER SPRUCE ROAD SW

Floor plans

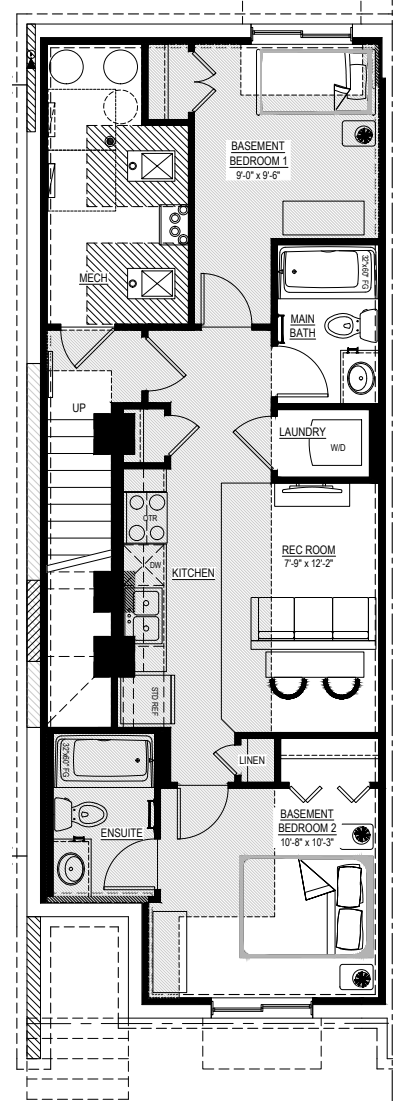
MAIN FLOOR
858 SQ.FT.



SECOND FLOOR
878 SQ.FT.



BASEMENT SUITE
635 SQ.FT.



For more information.

Kent Shupe
SILVER SPRUCE AREA MANAGER

403-850-2920
SILVERSPRUCE@EXCELHOMES.CA

EXCELHOMES.CA

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