

# Meet the Cohen

QUICK POSSESSION HOME IN LIVINGSTON  
905 LIVINGSTON VIEW NE CALGARY, ALBERTA



DUPLEX  
COLLECTION

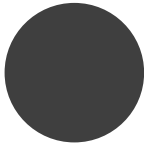
1736 SQ.  
FT.



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



LVP:  
Chasing Ice



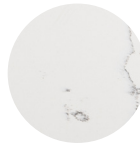
Cabinets:  
Charcoal



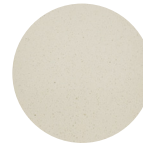
Kitchen Backsplash:  
Statuario



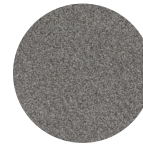
Tile:  
Capri White  
Matte



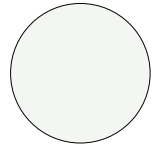
Kitchen Quartz  
Countertops:  
Venatino



Laundry, Ensuite  
& Bath Quartz  
Countertops:  
Polaire



Carpet:  
Palozzo



Paint:  
Summit

## This home features the following:

- Level 2 kitchen
- Level 2 fridge
- Level 1 laundry
- Kitchen cabinets riser tight to ceiling
- Main floor bedroom
- Main floor full bathroom
- Full-height electric fireplace in great room
- Metal spindled railing
- Vaulted bonus room ceiling
- Bank of 3 drawers and upgraded shower unit to ensuite
- Additional pot lights to kitchen, great room & bonus room
- Exterior side entry to basement
- Basement suite rough-in (two bedroom) + laundry rough-in
- Pressure treated rear deck
- 20' 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.

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

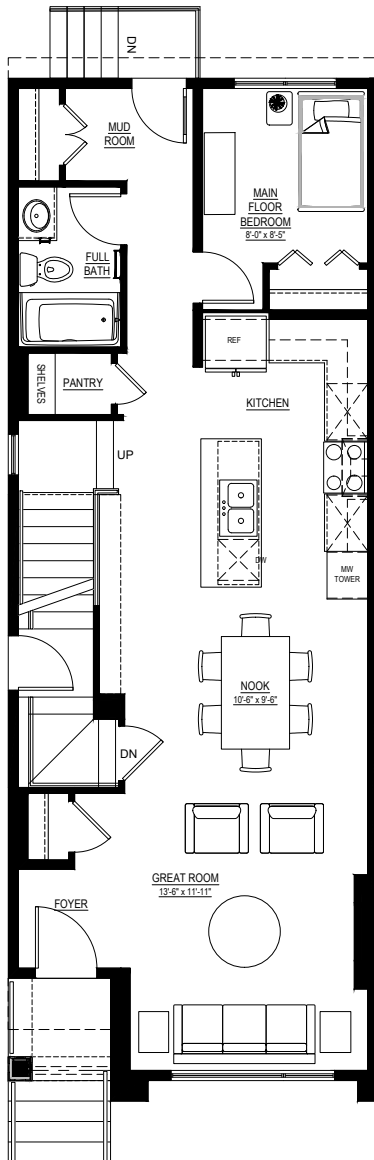
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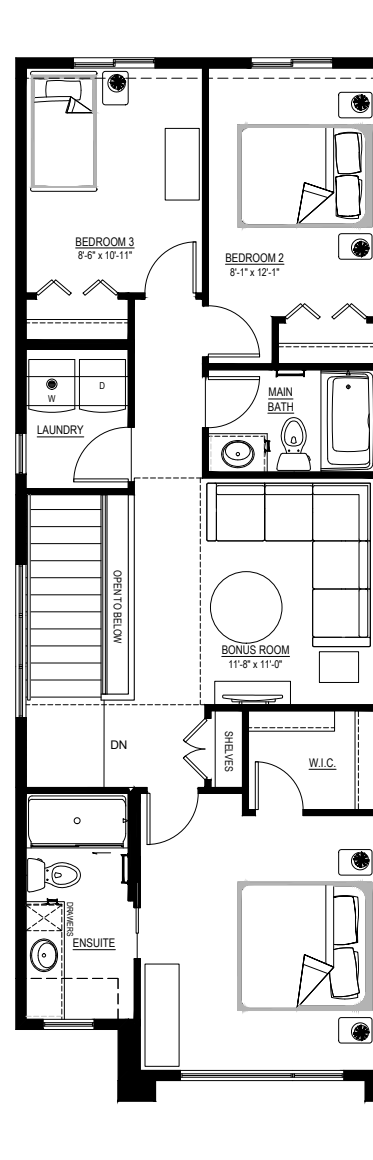
905 LIVINGSTON VIEW NE

## Floor plans

MAIN FLOOR  
858 SQ.FT.



SECOND FLOOR  
878 SQ.FT.



For more  
information.

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LIVINGSTON LANED AREA MANAGER

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