



# Meet the Lotus

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



DUPLEX  
COLLECTION

1763 SQ.  
FT.

3

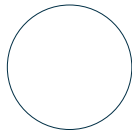
2.5

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

Please see your Area Manager for complete list of interior selections.



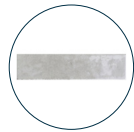
LVP:  
Labyrinth



Kitchen Upper  
Cabinets:  
White



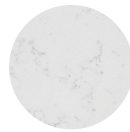
Kitchen Lower,  
Ensuite & Bath  
Cabinets:  
Cashmere Dusk



Kitchen  
Backsplash:  
Soho Light Grey



Laundry,  
Ensuite & Bath  
Backsplash:  
Marble



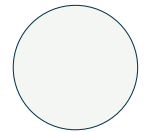
Kitchen  
Countertops:  
Verona



Laundry,  
Ensuite & Bath  
Countertops:  
Bright White



Carpet:  
Beach Lava



Paint:  
Summit

## This home features the following:

- Level 2 fridge to kitchen
- Anthracite silgranit undermount sink to kitchen
- Black farmhouse lighting package to main and second floor
- Standard black plumbing package
- Matte black door hardware to main and second floor
- Black metal spindled railing
- Countertop above laundry with washer/dryer
- Upgrade tubshower to shower in ensuite
- Black shower trim door to ensuite
- Full height tile above shower to ensuite
- Vaulted bonus room ceiling
- Additional pot lights to kitchen, great room & bonus room
- Developed legal basement suite (two bedroom)
- Exterior side entry to basement
- Standard washer & dryer to basement suite
- Gasline to BBQ
- 12' x 21' detached garage

## Standard features:

- BUILT GREEN® certified home
- ENERGY STAR® rated appliances
- Triple pane low-E windows
- 1 1/4" countertops throughout
- Tankless hot water
- Soft close cabinets & drawers
- 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



..... Simplifying your journey home.