



# Meet the Lotus

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



DUPLEX  
COLLECTION

1763 SQ. FT.

3

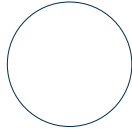
2.5

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

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



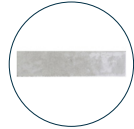
LVP:  
Labyrinth



Kitchen Upper  
Cabinets:  
White



Kitchen Lower,  
Ensuite & Bath  
Cabinets:  
Cashmere Dusk



Kitchen  
Backsplash:  
Soho Light Grey



Laundry,  
Ensuite & Bath  
Backsplash:  
Marble



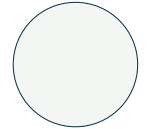
Kitchen  
Countertops:  
Verona



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



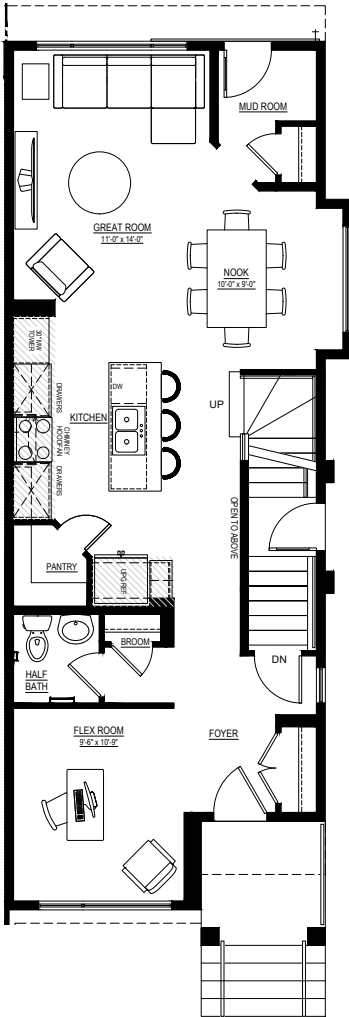
..... Simplifying your journey home.

# Meet the Lotus

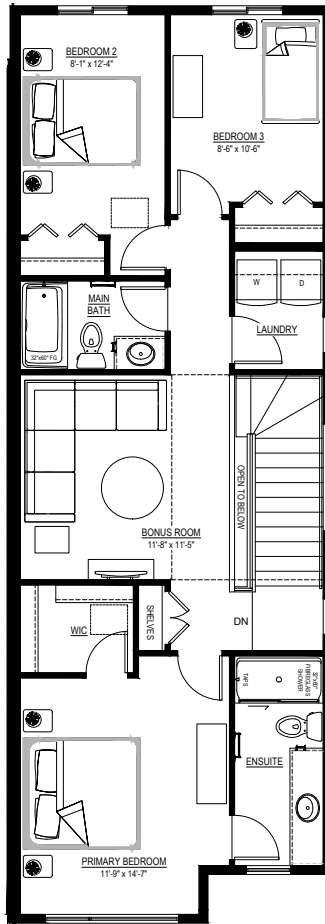
QUICK POSSESSION HOME IN LIVINGSTON 75 HERRON WALK NE

## Floor plans

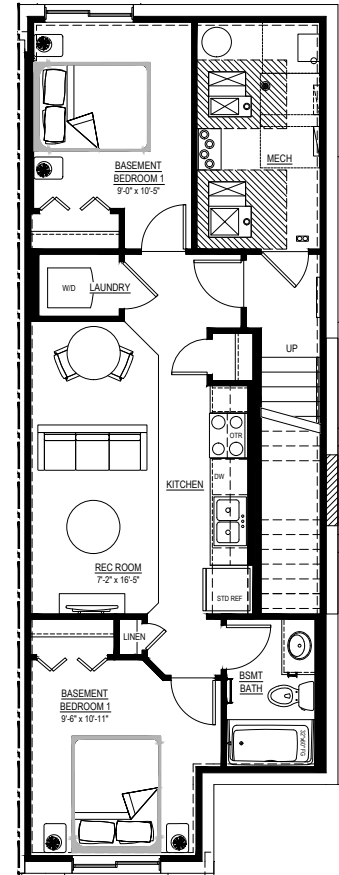
MAIN FLOOR  
856 SQ.FT.



SECOND FLOOR  
907 SQ.FT.



BASEMENT SUITE  
638 SQ.FT.



For more information.

**Karen Baldwin**  
LIVINGSTON LANED AREA MANAGER

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**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