

# Meet the Newbrook



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



FRONT GARAGE  
COLLECTION

2282 SQ.  
FT.

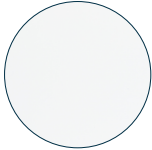
4 

2.5 

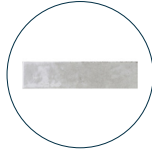
## This home's interior palette is the following:



LVP:  
Labyrinth



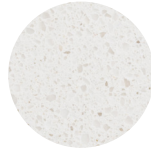
Cabinets:  
White



Kitchen  
Backsplash:  
Soho Light Grey



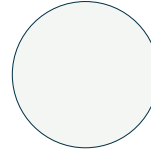
Ensuite & Bath  
Backsplash:  
Marble



Countertops:  
Polaire



Carpet:  
Gravel Stone



Paint:  
Summit

## This home features the following:

- Full-height electric fireplace
- French doors to flex room
- Increased rear window & sliding patio door height
- Pocket door to ensuite water closet
- Black iron spindled railing
- Satin nickel door hardware
- Additional potlights to kitchen, great room and bonus room
- Motion sensor switch upgrade to pantry & primary bedroom walk-in closet
- Exterior side entry to basement
- 8'9" basement ceiling height
- Additional windows to basement
- Gasline to BBQ

## Standard features:

- **BUILT GREEN® certified home**
- ENERGY STAR® rated appliances
- Triple pane low-E windows
- 1 1/4" countertops throughout
- Soft close cabinets & drawers
- Chimney hoodfan with 42" tall 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



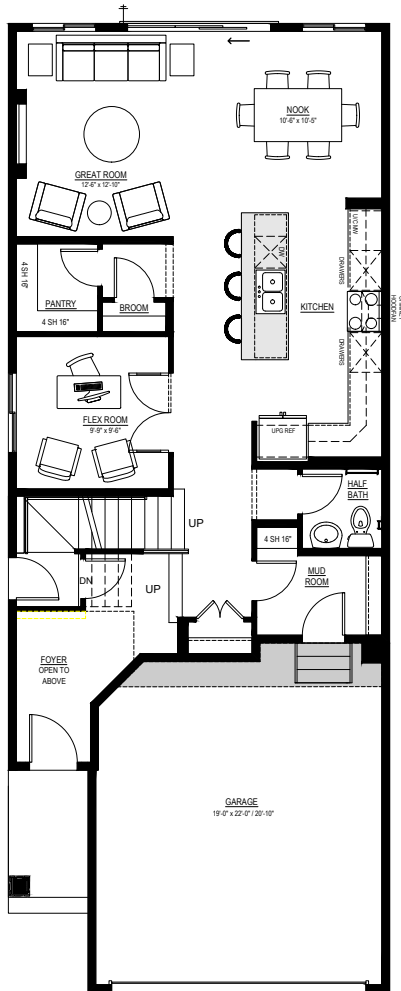
Simplifying your journey home.

# Meet the Newbrook

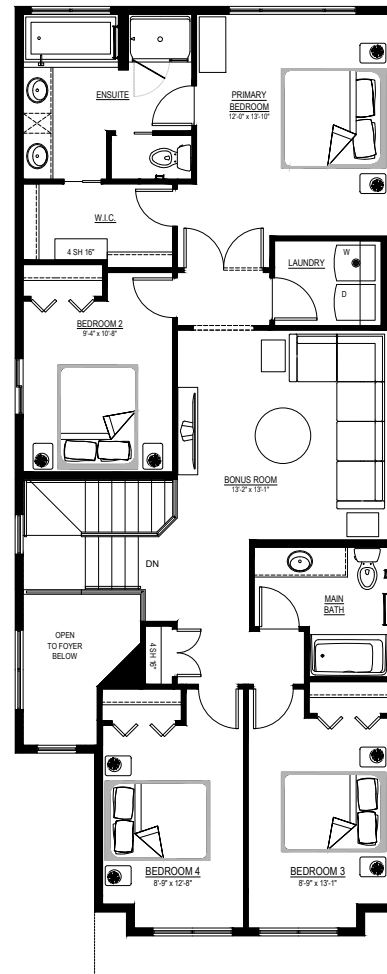
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## Floor plans

MAIN FLOOR  
997 SQ.FT.



SECOND FLOOR  
1285 SQ.FT.



For more information.

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SILVER SPRUCE 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