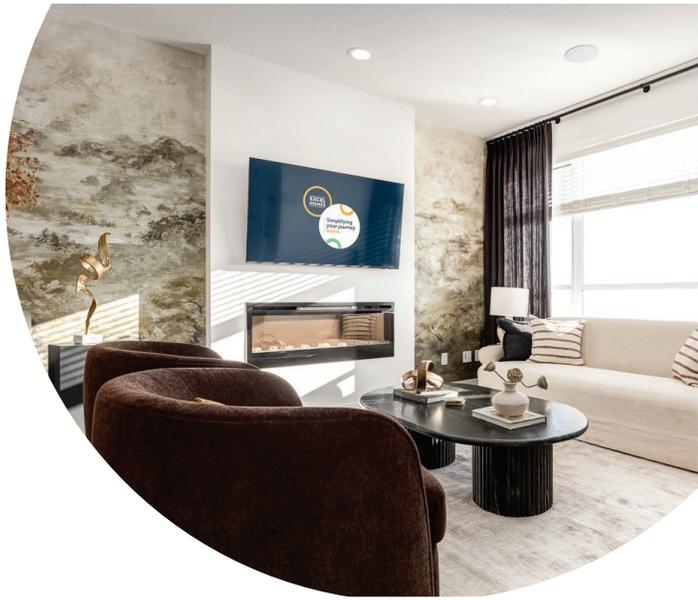


Meet the Cohen

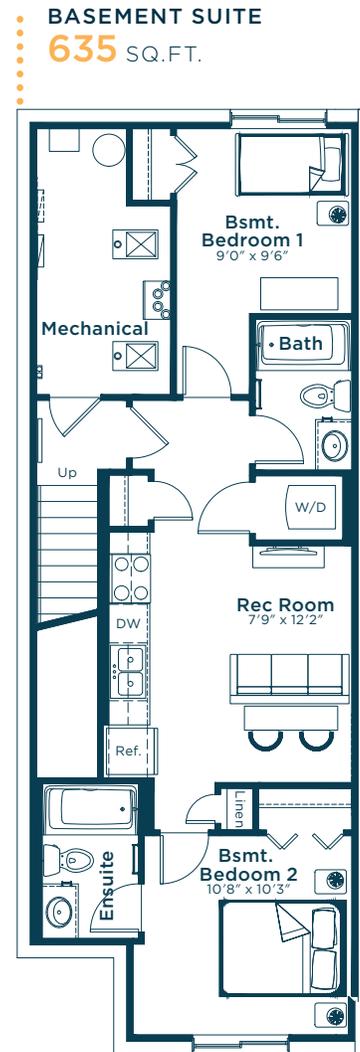
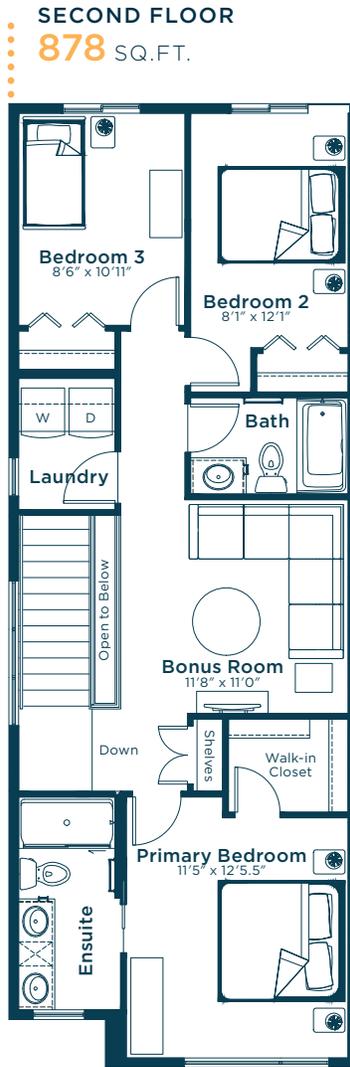
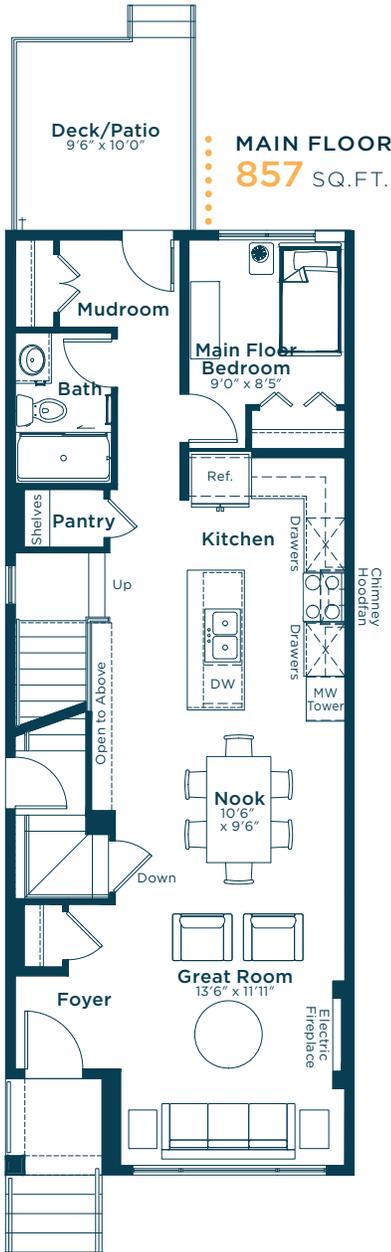
SHOW HOME IN LIVINGSTON
15211 1 STREET NW CALGARY, ALBERTA



DUPLEX
COLLECTION

1735 SQ.
FT.

4 3





Meet the Cohen

SHOW HOME IN LIVINGSTON

Options and upgrades.

MAIN FLOOR

- Main Floor Full Bedroom
- Main Floor Full Bath
- Full-height Electric Fireplace
- Additional Potlights to Great Room
- Long Run Conduit to Great Room
- Upgrade Tubshower to Shower
- Black Farmhouse Linear Chandelier to Nook
- Black Farmhouse Flush Mount to Main Floor Bedroom
- Black Trim Shower Door to Full Bath
- Cabinets: Mushroom
- Countertops: Luxe Noir
- LVP: Viva Zapata

KITCHEN

- Level 2 Kitchen
- Waterfall to Island
- Additional Potlights
- Level 2 Fridge
- Level 2 Electric Range
- Coal Black Undermount Silgranit Sink
- Level 2 Black Spring Faucet
- Black Farmhouse Alternate Pendant to Island
- Cabinets: Mushroom
- Backsplash: City White
- Countertops: Titanium

SECOND FLOOR

- Cabinets: Mushroom
- Backsplash: City White
- Countertops: Luxe Noir
- Carpet: Ocean Mist

BONUS ROOM

- Vaulted Ceiling
- Additional Potlights
- Short Run Conduit

ENSUITE

- Bank of Three Drawers
- Dual Sinks
- Upgrade Tubshower to Shower
- Black Trim Shower Door
- Cabinets: Mushroom
- Countertops: Luxe Noir
- Backsplash: City White
- Floor Tile: Leiva Cream

LAUNDRY

- Level 1 Laundry
- Backsplash: City White
- Countertops: Luxe Noir
- Floor Tile: Leiva Cream

EXTERIOR

- Rear Pressure Treated Deck
- Gasline to BBQ
- Exterior Soffit Lighting
- Upgrade to Hardie Siding

BASEMENT

- Developed Basement Suite (Two Bedroom)
- Exterior Side Entry to Basement
- Increased Window Size to Basement Bedroom 1
- Standard Washer & Dryer
- Additional Disc Light to Rec Room
- Short Run Conduit to Rec Room
- Curved Chrome Shower Rod to Bath
- Cabinets: Suede Stone
- Backsplash: City White Matte
- Countertops: Carbon
- LVP: Le Mans, Viva Zapata
- Carpet: Ocean Mist

OTHER

- Cohen Elevation AV
- Level 1 Doors
- Black Farmhouse Lighting Package
- Black Plumbing Package
- Level 2 Matte Black Door Hardware
- Black Metal Spindled Railing
- Paint: Natural White
- Sprinkler System
- Audio Zone Systems
- Air Conditioning
- Security Pre-wiring
- Please see your Area Manager for the additional upgrades included in your home



For more
information.

Karen Baldwin
LIVINGSTON LANED AREA MANAGER

403-710-7707
LIVINGSTONLANED@EXCELHOMES.CA



EXCELHOMES.CA