

# Meet the Cohen

SHOW HOME IN SETON RIDGE  
276 RICARDO RANCH DRIVE SE CALGARY, ALBERTA



DUPLEX  
COLLECTION

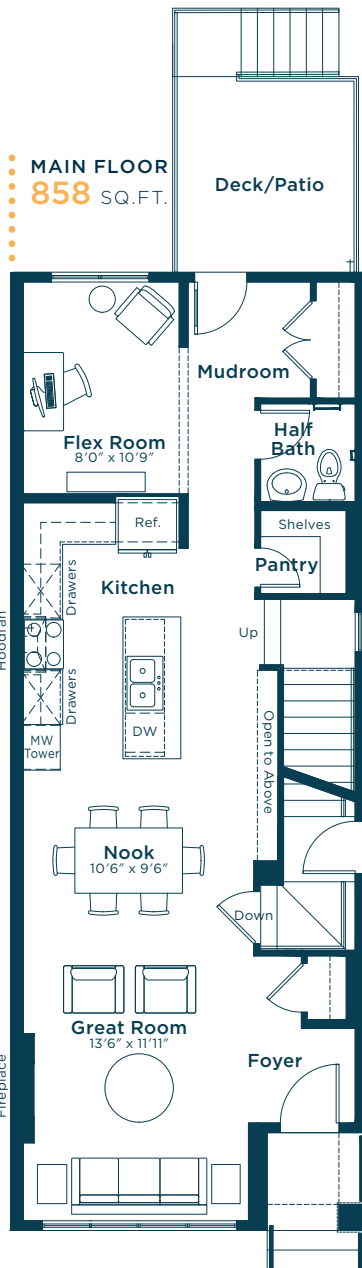
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SQ.  
FT.

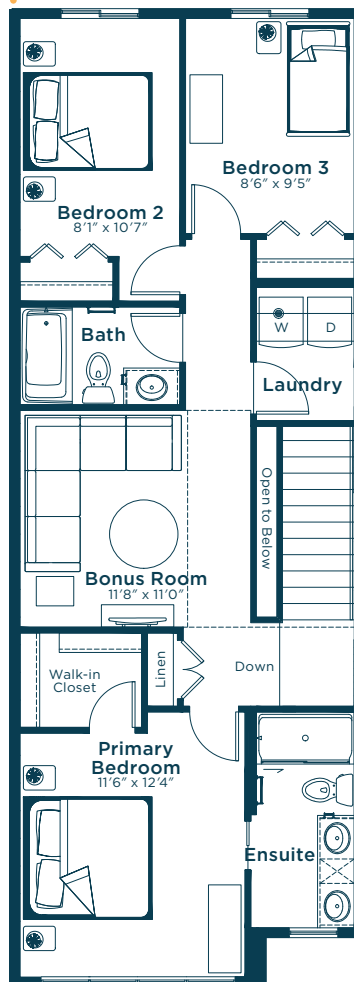
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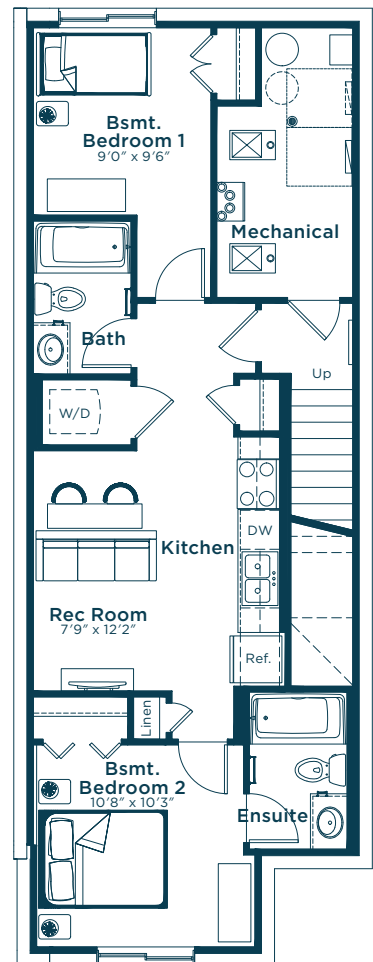
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**SECOND FLOOR**  
**878** SQ.FT.



**BASEMENT SUITE**  
**635** SQ.FT.



**EXCEL  
HOMES**

Simplifying your journey home.



# Meet the Cohen

SHOW HOME IN SETON RIDGE

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## Options and upgrades.

### MAIN FLOOR

- Full-height Fireplace with Tile Facing
- Level 1 Doors
- Level 1 Matte Black Door Hardware
- Additional Potlights to Great Room
- Long Run Conduit to Great Room
- Black Farmhouse Semi-Flush Mount to Flex Room
- Fireplace Tile: Soho Taupe Glossy
- LVP: Cool Hand Luke

### KITCHEN

- Level 2 Kitchen
- Level 2 Fridge
- Level 2 Electric Range
- Level 1 Black Pull Down Faucet
- Volcano Gray Undermount Silgranit Sink
- Kitchen Cabinets Riser Tight to Ceiling
- Additional Potlights
- Cabinets: Storm
- Kitchen Island Cabinets: Chameleon
- Backsplash: Blue Glossy
- Quartz Countertops: Ivory Mist

### SECOND FLOOR

- Level 1 Doors
- Level 1 Matte Black Door Hardware
- Cabinets: Storm
- Backsplash: Divine Marble
- Quartz Countertops: Polaire
- LVP: Cool Hand Luke
- Carpet: Beach Lava

### ENSUITE

- Upgrade Tubshower to Shower with Tile Surround
- Bank of Three Drawers
- Dual Sinks
- Matte Black Shower Door
- Cabinets: Storm
- Backsplash: Divine Marble
- Quartz Countertops: Polaire
- LVP: Cool Hand Luke

### BONUS ROOM

- Vaulted Ceiling
- Additional Potlights
- Short Run Conduit

### LAUNDRY

- Level 1 Laundry
- Backsplash: Divine Marble
- LVP: Cool Hand Luke

### EXTERIOR

- Rear Pressure Treated Deck with Dropped Landing for Stairs
- Gasline to BBQ & Range

### BASEMENT

- Developed Daylight Basement Suite (Two Bedroom)
- Exterior Side Entry to Basement
- Standard Washer & Dryer
- Increased Window Size to Basement Bedrooms
- Short Run Conduit to Rec Room
- Curved Chrome Shower Rods to Ensuite & Bath
- Cabinets: Fresh Linen
- Backsplash: Centura Fawn
- Quartz Countertops: Polaire
- LVP: Cool Hand Luke
- Carpet: Beach Lava

### OTHER

- Cohen Elevation AA
- Black Metal Spindled Railing
- Black Farmhouse Lighting Package
- Black Plumbing Package
- Paint: Summit
- Audio Zone Systems
- Air Conditioning
- Security Pre-wiring
- Please see your Area Manager for the additional upgrades included in your home



For more  
information.

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SETON RIDGE SALES ASSOCIATE

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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.