

Meet the **Cohen**

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



DUPLEX COLLECTION

1736

SQ.
FT.

3

2.5



EXCEL HOMES

Simplifying your journey **home.**

Meet the **Cohen**

SHOW HOME IN SETON RIDGE

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.

Maci Porter
SETON RIDGE AREA MANAGER

368-889-7675
SETONRIDGE@EXCELHOMES.CA

EXCELHOMES.CA