

Meet the Oxford

SHOW HOME IN RANGEVIEW SPRINGS
175 MALLARD HEATH SE CALGARY, ALBERTA



FRONT GARAGE
COLLECTION

2510

SQ.
FT.

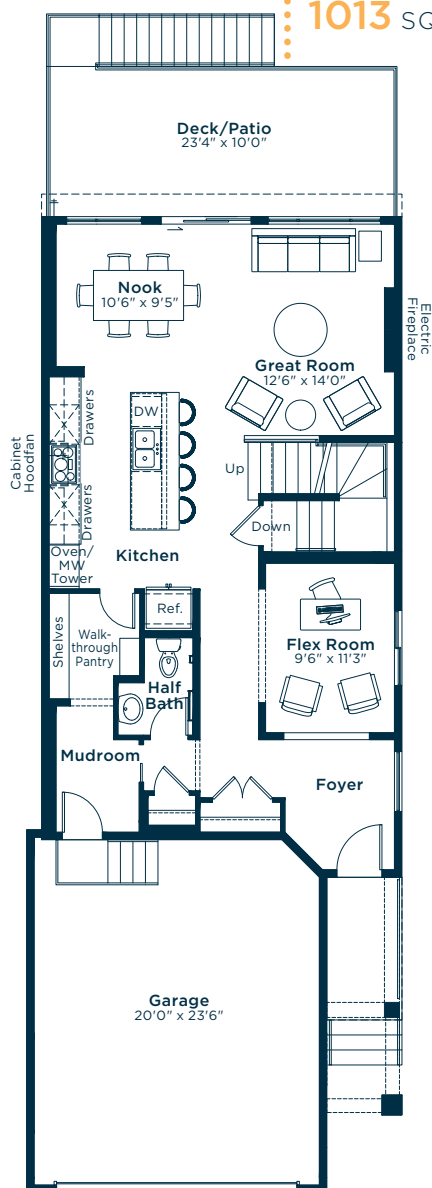
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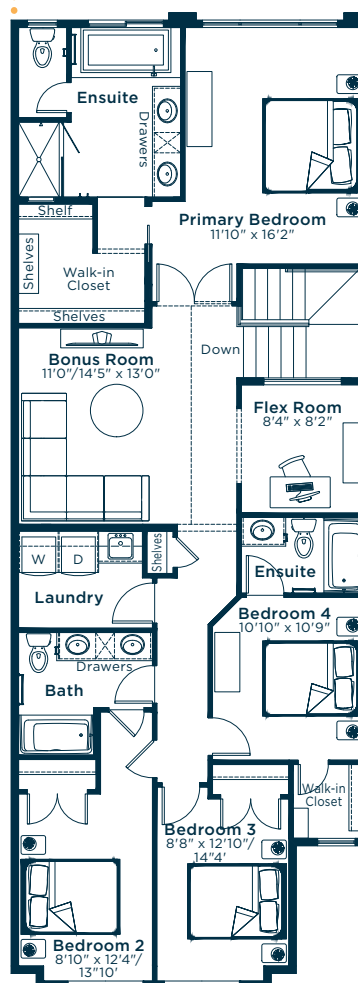
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MAIN FLOOR 1013 SQ.FT.



SECOND FLOOR 1497 SQ.FT.



**EXCEL
HOMES**

Simplifying your journey home.

Meet the Oxford

SHOW HOME IN RANGEVIEW SPRINGS

Options and upgrades.

MAIN FLOOR

- Increased Height of Rear Windows + Sliding Patio Doors
- Full-height Electric Fireplace with Level 4 Tile Facing
- Square Top Sink to Half Bath
- Long Run Conduit to Great Room
- Additional Potlights to Great Room
- Fireplace Tile: Unicolour Charcoal
- Cabinets: Storm
- Countertops: Imperial Grey
- LVP: Viva Zapata

KITCHEN

- Level 3 Kitchen
- Level 3 Gas Cooktop
- Level 1 Dishwasher
- Smart Fridge
- Level 2 Black Spring Faucet
- Additional Potlights
- Anthracite Undermount Silgranit Sink
- Upper Cabinets & Cabinet Hoodfan: Storm
- Lower & Island Cabinets: Shadow
- Backsplash: Super White
- Countertops: Super White

SECOND FLOOR

- 9' Ceiling Height
- Bulkhead Detail to Flex Room
- Tray Ceiling to Primary Bedroom
- Additional Ensuite to Bedroom 4
- Dual Sinks to Main Bath
- Swing Door Added to Bedroom 2 & Upper Floor Main Bath
- Bank of Three Drawers to Main Bath
- Double Doors to Primary Bedroom
- Additional Potlights to Flex Room
- Cabinets: Storm
- Backsplash: Leiva Grigio
- Countertops: Imperial Grey
- Carpet: Gravel Stone

BONUS ROOM

- Vaulted Ceiling
- Short Run Conduit
- Additional Potlights

LAUNDRY

- Level 3 Laundry
- Level 1 Washer & Dryer
- Level 2 Black Pull Down Faucet
- Cabinets: Storm
- Countertops: Imperial Grey
- Backsplash + Floor Tile: Leiva Grigio

ENSUITE

- Level 2 Ensuite
- Black Shower Door
- Cabinets: Shadow
- Countertops: Imperial Grey
- Shower Base Tile: Desert Grey
- Backsplash + Floor Tile: Leiva Grigio

BASEMENT (NOT SHOWN)

- Developed Basement Suite (Two Bedroom)
- Walkout Basement
- Increased Window Height
- Short Run Conduit to Rec Room
- Additional Disk Light to Rec Room
- Curved Chrome Shower Rod to Bath
- Cabinets: Free Spirit
- Backsplash: Centura Taupe Glossy
- Countertops: Thunder Grey
- LVP: Chasing Ice

EXTERIOR

- 8' Front + Garage Entry Door Height
- Extended Rear Pressure Treated Deck, Landing & Stairs
- Gasline to BBQ

OTHER

- Oxford Elevation L
- Level 2 8' Doors
- Level 2 Baseboard & Casing
- Modern Black Lighting Package
- Black Plumbing Package
- Matte Black Door Hardware
- Horizontal Square Metal Spindled Railing
- Paint: Summit
- Audio Zone Systems
- Air Conditioning
- Security Pre-wiring
- Show Home Landscaping
- Please see your Area Manager for the Additional Upgrades Included in your Home

For more
information.

Grant Aberdeen
RANGEVIEW SPRINGS AREA MANAGER

587-583-9214
RANGEVIEW@EXCELHOMES.CA

EXCELHOMES.CA