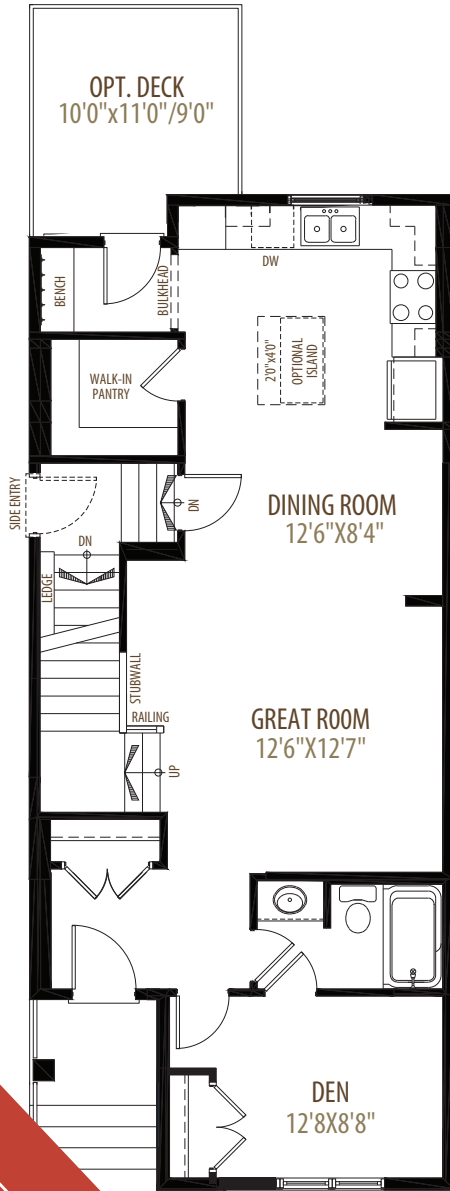


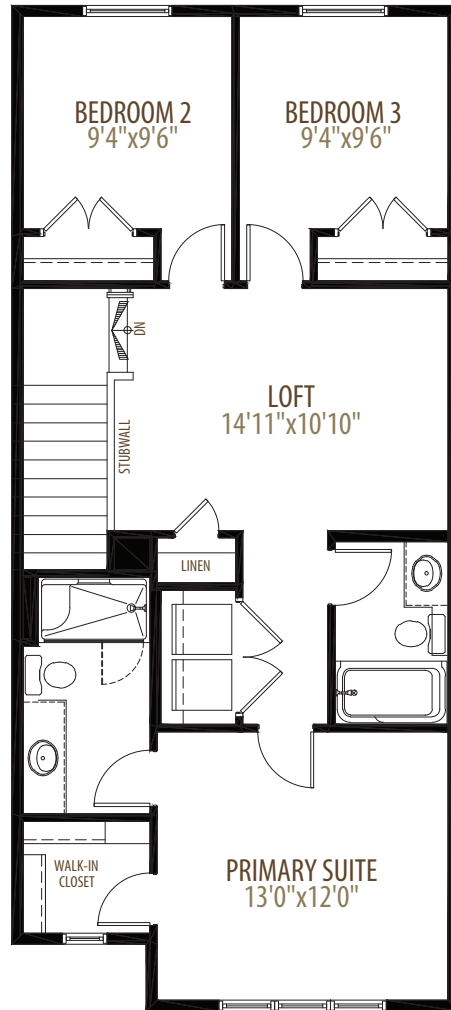
THE NIXON

1,755 SQ FT | 3 UPPER + 1 MAIN FLOOR BEDROOMS, 3 BATHROOM

MODEL OPTIONS: OPTION #1 MAIN FLOOR DEN, OPTION #5 OPTIONAL BASEMENT STAIR,
OPTION #6 REAR KITCHEN #2 & OPTION #7 WALK-IN PANTRY



Main Floor 873 sq ft



Upper Floor 882 sq ft

NOW AVAILABLE
\$667,638.00



Proud to be named Calgary's Builder of the Year for 16 years.
2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2013, 2014, 2018, 2020, 2021, 2022



470 LUCAS BOULEVARD NW

POSSESSION: SEPTEMBER 2024



MODEL HOME FEATURES INCLUDE:

- Main floor den/bedroom with four-piece bath
- Rear kitchen with island and walk-in pantry
- Side entry
- 9' ceilings in basement with rough ins for future legal suite
- Cascading windows in stairwell
- Deck with gas line for BBQ
- Walk-in shower in ensuite
- Gourmet kitchen package including gas range & chimney hood fan



CONTACT

AREA MANAGER

Megan Davies

587 804 2630

livingstonlaned@morrisonhomes.ca

Price subject to change. Elevation and colours may not be as shown.
Please see Area Manager for details.