

### ONE-OF-A-KIND COMMUNITY

- The entire Copperstone community is built by Vesta Properties resulting in an architecturally controlled master-planned community; residents benefit from the carefully planned and consistent mix of home styles
- Ideally situated in southeast Calgary's awards-winning Copperfield community Copperstone puts you close to schools, shopping, and transit.
- The landscape is dotted with parks and playgrounds all connected via an extensive, community trail system plus a tranquil pond.
- Only 30 minutes to downtown Calgary and the airport

### GREAT FIRST IMPRESSIONS

- The unique collection of 3 bedroom townhomes blend classic architecture with country farmhouse and craftsman styles, creating upscale exteriors with a touch of old-world charm
- Extensive detailing on the architectural design of your home includes broad roof profiles with overhangs, front-facing gables and dormers and front porches
- Attached double garages, either side-by-side or tandem-style.
- Fully landscaped front and rear yards

### LIVING IN STYLE

- Spacious open floor plans
- 9-foot ceilings throughout the main floor
- Oversized windows that take advantage of the natural sunlight to brighten your home
- Elegantly designed interiors featuring three designer-selected colour palettes

- Stylish 3¼" baseboards and 2¼" window and door casings
- Beautiful interior doors with stylish satin nickel hardware
- Spacious master bedrooms feature a deluxe ensuite bathroom and large walk-in closet
- Finished lower level featuring generously sized flex area (most homes)
- Rich wide-plank designer laminate flooring throughout the main living space; plush carpeting in bedrooms

### GOURMET KITCHENS

- Spacious center island
- Modern flat panel kitchen cabinets
- Double stainless steel sink with sleek single-lever chrome faucet and handy pullout vegetable spray
- Stylish handset, designer-selected full tile backsplash
- Convenient storage features include pot drawers and full depth cabinets over fridge
- Premium stainless steel kitchen appliances

### SPA-INSPIRED BATHROOMS

- Deep soaker tub with handset tile surround
- Elegant Delta chrome faucets
- Modern flat panel cabinets with stylish countertops
- Convenient powder room on main floor complete with pedestal sink
- Private master ensuite features a deluxe shower and full-width vanity (some plans)
- Lower level features a 3-piece bathroom (some plans)

### ULTIMATE IN COMFORT AND SECURITY

- Cozy, warm and quiet R-22 insulation in the walls and R-50 in the ceiling
- 92% high-efficiency forced air furnace
- Heat Recovery Ventilation (HRV) systems in all homes
- Electric Fireplace
- High efficiency electric 50-gallon hot water tank
- Double-glazed energy efficient Low-E windows
- Built-in smoke detectors and carbon monoxide detectors for your safety
- Deadbolt lock and viewer on front entry door
- Thermostat
- Laundry hook-up (upper floor)

### PEACE OF MIND

- Built by Vesta Properties, a reputable builder/developer with over 25 years of industry experience building over 4,000 homes in BC and Alberta
- All homes are backed by Vesta's full time service department
- Certified new home warranty provided by National New Home Warranty

### CUSTOMIZE YOUR HOME

- Personalize your home by choosing from 3 professionally designed colour palettes to reflect your individual taste and style
- Upgrade from our list of options
- Quick possession homes provide you with options that suit your time-frame

# FEATURES TOWNHOMES

The developer reserves the absolute right to modify, cancel or extend this offer at any time without prior notice. Actual interiors, exteriors and views may be noticeably different than what is depicted in photographs. This is not an offering for sale. Any such offering may only be made with the applicable offer to purchase and agreement of sale and disclosure statement. Prices and availability are subject to change without notice. E. & O.E.

**VESTA**

**COPPERSTONE**  
AT COPPERFIELD