

ONE-OF-A-KIND COMMUNITY

- The entire Southpoint 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
- 12 acres of parkland, a playground and recreational amenities are woven throughout the community
- A brand new elementary school planned for 2019 will be located within the Southpoint community
- Walk to Airdrie's new South Transit Terminal Station, shopping, parks and schools
- Only 30 minutes to downtown Calgary and 15 minutes to the airport

GREAT FIRST IMPRESSIONS

- The unique collection of 3 and 4 bedroom single-family homes 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, front porches, and trimmed windowsills
- Fully landscaped front yards
- Parking pad
- Some homes offer a unique attic space, adding to the charm and functionality of these homes

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 4" baseboards and 3" window and door casings
- Beautiful interior doors with stylish satin chrome hardware

- Spacious master bedrooms feature a deluxe ensuite bathroom and large walk-in closet
- Generously sized unfinished basement for storage and future growth
- Rich wide-plank designer laminate flooring throughout the main living space; plush carpeting in bedrooms

GOURMET KITCHENS

- Spacious center island
- Walk-in pantries (some plans)
- 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)
- Basement roughed in for a 3-piece bathroom

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
- Gas Fireplace
- High efficiency electric 40-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
- Programmable thermostat
- Roughed-in vacuum system and laundry hook-up

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, including having the basement fully finished
- Quick possession homes provide you with options that suit your time-frame

SINGLE-FAMILY HOME FEATURES

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



PANORAMA

AT SOUTHPOINT