

## FIRST IMPRESSIONS THAT WILL ALWAYS LAST

- Our uniquely designed 2- & 3-bedroom row homes feature exteriors with a Modern architecture giving your home an extra-ordinary curb appeal, unique to Airdrie.
- A variety of unique upgrade options include generous sized rear patios, Double master suite (2-bedroom floor plans), and flex/office space (home specific). See sales team for prices and details.
- Enjoy the outdoors with fully landscaped front yards and an optional upgrade to oversized deck.
- Double detached garage + oversized 2 car driveway.

## LIFESTYLE YOU DESERVE

- Spacious open concept floor plans strategically designed to utilize every inch of the living space.
- 9-foot ceilings throughout the main floor; oversized windows to take advantage of the natural sunlight to brighten your home.
- Mud room and foyer with added storage space at the front and rear entries.
- Elegantly designed interiors featuring three designer-selected colour palettes designed to mix and match to fit your unique style.
- Stylish 3" baseboards and 2" casings window and door casings.
- Modern interior doors with stylish chrome hardware or choose to upgrade to black or brushed nickel options.
- Large double master retreats featuring spacious walk-in closet, elegantly designed ensuite and a choice of layouts.
- Generously sized unfinished basement for storage and future growth or choose to upgrade to a finished basement.

- Rich wide-plank designer laminate flooring throughout the main living space; tile flooring in the bathrooms and plush carpeting in bedrooms.
- Convenient upper floor laundry.

## GOURMET KITCHENS

- Spacious center island and quartz counter tops and built-in pantries.
- Modern flat panel kitchen cabinets with a chimney hood-fan and a built-in microwave
- Double stainless-steel sink with a sleek chrome faucet and handy pullout vegetable sprayer with options to upgrade to black or brushed nickel.
- Stylish handset, designer-selected full tile backsplash.
- Convenient storage features include pot drawers and full depth cabinets over fridge.
- Premium stainless steel kitchen appliances or choose to upgrade to black stainless steel options.

## SPA-INSPIRED BATHROOMS

- Elegant Delta chrome faucets or upgrade to black or brushed nickel options.
- Modern flat panel cabinets with stylish quartz countertops.
- Convenient powder room on main floor complete with pedestal sink.
- Basement roughed in for a 3-piece bathroom.

## PERFECT BLEND OF COMFORT AND UTILITY

- 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.
- 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.
- Programmable heat/cool digital thermostat.

## PEACE OF MIND

- Built by Vesta Properties, a reputable builder/ developer with over 32 years of industry experience building over 5,000 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 complement your taste.
- Upgrade from our list of options, including oversized back decks, or black stainless steel appliance packages. See sales team for more details.

# FEATURES ROWHOMES

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

 **SOUTHPOINT**  
A MASTER PLANNED COMMUNITY