



# ROWHOMES

## 2 & 3 Bedrooms

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VESTA



**SOUTHPOINT**  
A MASTER PLANNED COMMUNITY

## 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

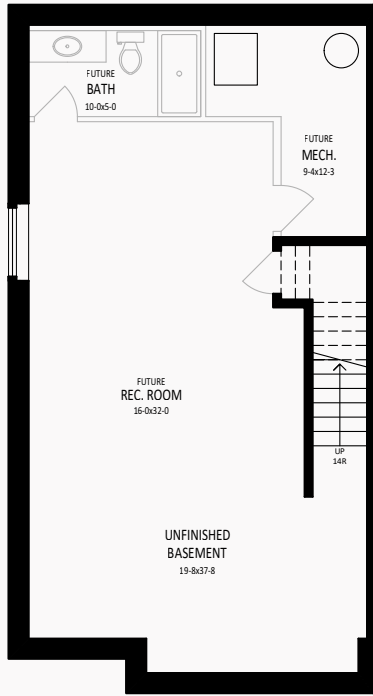
- Personalize your home by choosing from 3 professionally designed colour palettes to complement your taste.
- Upgrade from our list of options, including oversized back decks, or black stainless steel appliance packages. See sales team for more details.

# FEATURES ROWHOMES

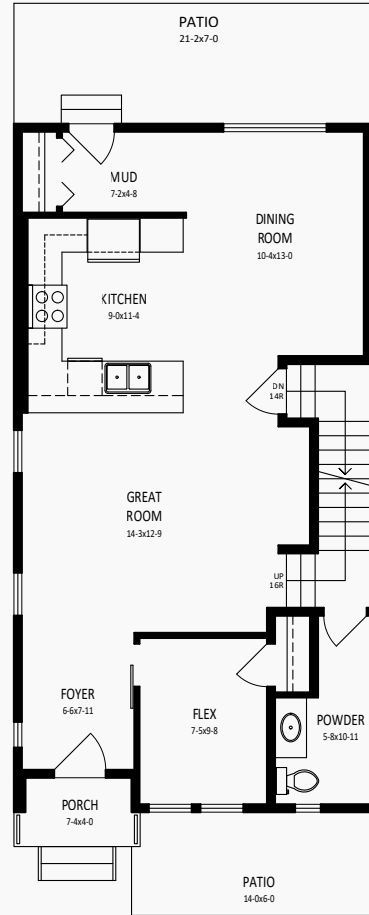
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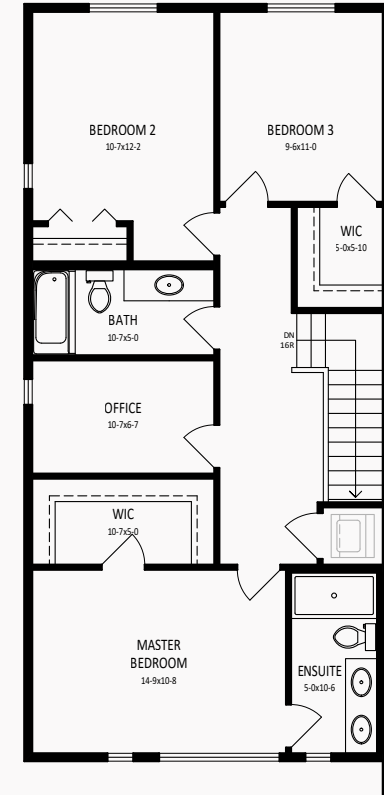
 **SOUTHPOINT**  
A MASTER PLANNED COMMUNITY



**BASEMENT** 833 SQ. FT.



**MAIN** 833 SQ. FT.  
**DETACHED GARAGE** 476 SQ. FT.



**SECOND** 891 SQ. FT.

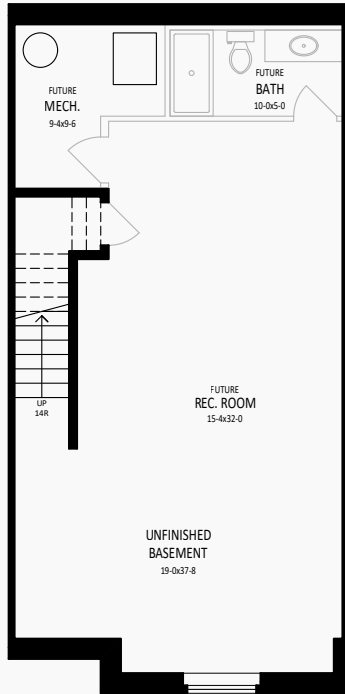
# THE ANDERS

3 BEDROOM + OFFICE | 2 BATHROOM

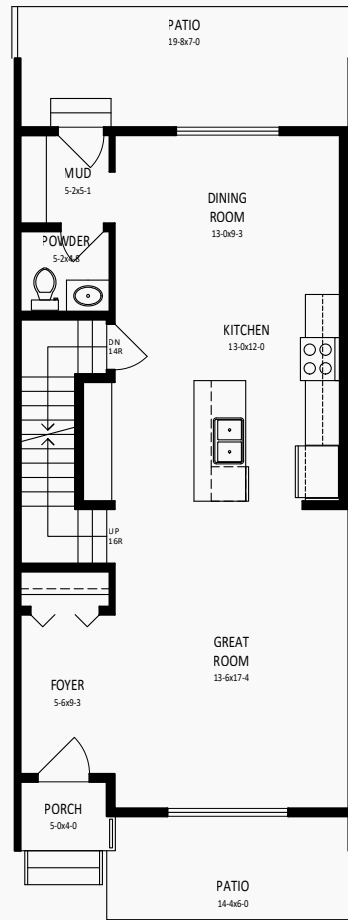
**1,724 SQ FT** BASEMENT 833 SQ. FT.

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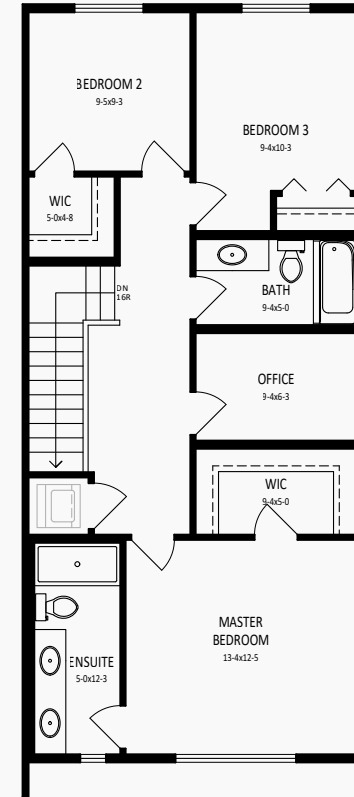




**BASEMENT** 777 SQ. FT.



**MAIN** 777 SQ. FT.  
**DETACHED GARAGE** 472 SQ. FT.



**SECOND** 822 SQ. FT.

# THE CARLTON

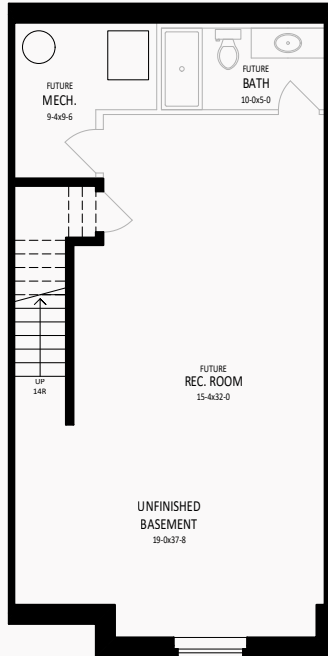
3 BEDROOM + OFFICE | 2 BATHROOM

**1,599 SQ FT** BASEMENT 777 SQ. FT.

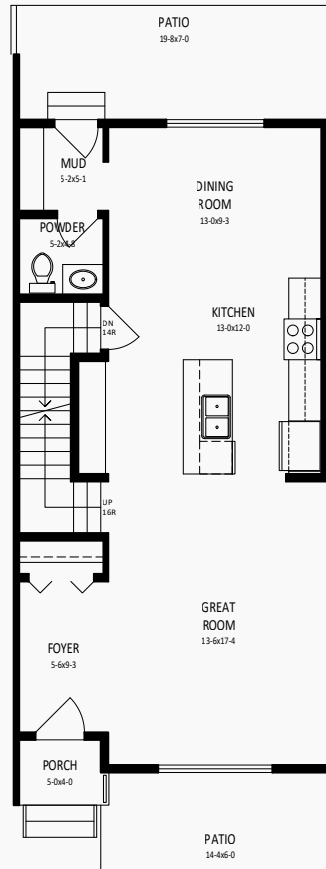
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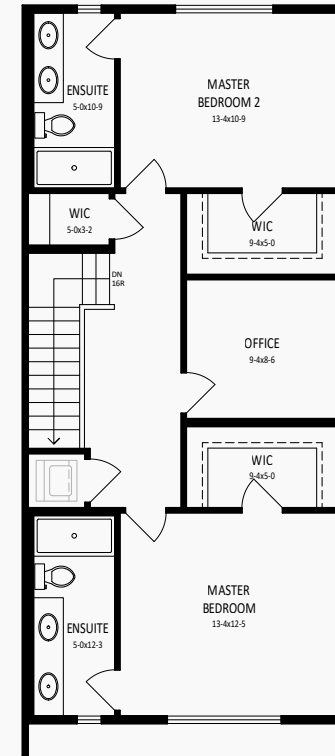
**SOUTHPOINT**  
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**BASEMENT** 777 SQ. FT.



**MAIN** 777 SQ. FT.  
**DETACHED GARAGE** 472 SQ. FT.



**SECOND** 822 SQ. FT.

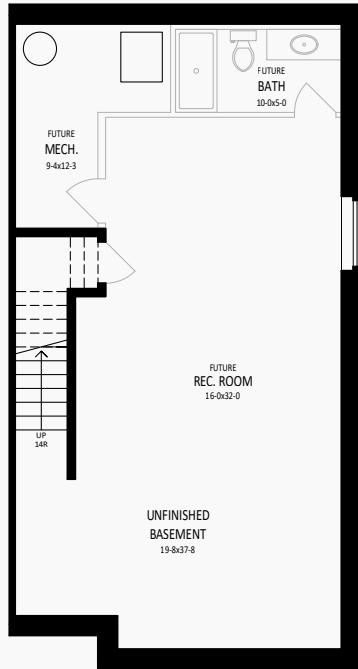
# THE CARLTON 2

2 BEDROOM + OFFICE | 2 BATHROOM

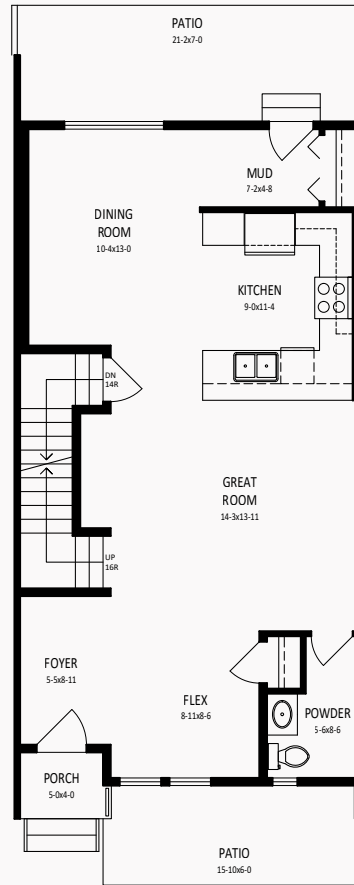
**1,599 SQ FT** BASEMENT 777 SQ. FT.

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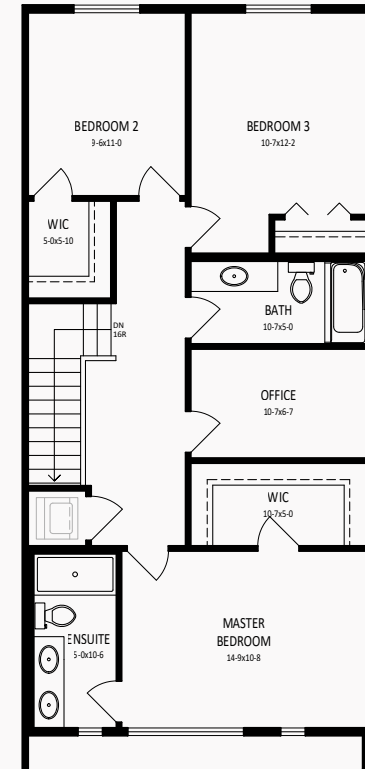




**BASEMENT** 836 SQ. FT.



**MAIN** 836 SQ. FT.  
**DETACHED GARAGE** 476 SQ. FT.



**SECOND** 891 SQ. FT.

# THE BELLEVILLE

3 BEDROOM + OFFICE | 2 BATHROOM

**1,727 SQ FT** BASEMENT 836 SQ. FT.

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