

ONE-OF-A-KIND COMMUNITY

- Ideally situated in southeast Calgary's awards-winning Copperfield community, Copperstone, a 70-Acre Master-Planned community, 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.

- Our uniquely designed exteriors feature a mix of Farmhouse, Modern or Prairie-style architecture giving your home an extra-ordinary appeal. Our 3- & 4- bedroom executive homes with additional Office and Bonus room is designed to grow with your family.
- Our most customizable homes yet with the ability to choose your interior layout, pick your desired ensuite which offers the choice of a double vanity or deep soaker tub. Best of all we give you the ability to mix and match your colour schemes and finishing selections.
- An uncommon variety of unique upgrade options include oversized rear decks with optional patio doors, vaulted ceilings in the master and/or bonus room (home specific) or choose to upgrade your kitchen appliances to a black stainless appliance package as well as upgrade finishing and lighting packages available. See sales team for prices and details
- Enjoy the outdoors with fully landscaped front yards and optional upgrade oversized deck options
- A convenient front-attached double-parking garage with extra space for a work bench or a potting table.

LIVING IN STYLE

- Spacious open floor plans with a private office on the main floor.
- Oversized windows take advantage of the natural sunlight to brighten your home.
- 9-foot ceilings throughout the main floor and basement with

an upgrade option to add vaulted ceilings in the bonus and/ or master bedrooms

- Mud room entryway from the garage with added storage space.
- 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 satin chrome hardware or choose to upgrade to black or brushed nickel options
- Large private master retreats featuring a spacious walk-in closet, elegantly designed ensuite with floor to ceiling tiles and a choice of layouts to opt for a double vanity or deep soaker tub, bench window seat (home specific) and the ability to upgrade to vaulted ceilings
- Generously sized unfinished for future wet bar or growth or choose to upgrade to a finished basement to use as mortgage helper with a legal walk-out basement suite with separate side entrance.
- 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

- Large center island.
- Spacious walk-in pantries.
- Soft-close modern flat panel kitchen cabinets with unique open shelving.
- Double stainless-steel sink with sleek single-lever chrome faucet and handy pullout vegetable spray with options to upgrade to black or brushed nickel options.
- 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

SPA-INSPIRED BATHROOMS

- Elegant Delta chrome faucets or upgrade to black or brushed nickel options.
- Modern flat panel cabinets with stylish countertops.
- Convenient powder room on main floor complete with pedestal sink.
- Choose your ensuite layout with options for a double vanity or deep soaker tub design.
- Basement roughed in for a 3-piece bathroom.

ULTIMATE IN COMFORT AND SECURITY

- Cozy, warm, and quiet R-22 insulation in the walls.
- 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 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 reflect your individual taste and style.
- Upgrade from our list of options, including a fully finished basement or choose a legal basement Suites, vaulted ceilings, oversized back decks, or black stainless steel appliance packages. See sales team for more details.

FEATURES

EXECUTIVE SINGLE FAMILY HOMES

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