



BACK TO BACK TOWNHOMES

2 & 3 Bedrooms

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VESTA



SOUTHPOINT
A MASTER PLANNED COMMUNITY

SOUTHPOINT = A SMART INVESTMENT

At Vesta we understand when you purchase your new home, you are not only investing in your families future, but in your community, neighbourhood and surrounding City. With the Downtown Revitalization project in full swing, the new 40th Avenue Interchange construction underway and Southpoint Village planned directly to the East of the residential community, this will only strengthen your investment.



A COMMUNITY RICH IN OUTDOOR AMENITIES

OFFLEASH DOG PARK | TENNIS COURT | BASKETBALL COURT | CHILDREN PLAY AREA | COVERED PAVILION | BBQ PITS + TRAIL SYSTEMS | NORTHCOTT PRAIRIE ELEMENTARY SCHOOL LOCATED DIRECTLY BESIDE THE COMMUNITY

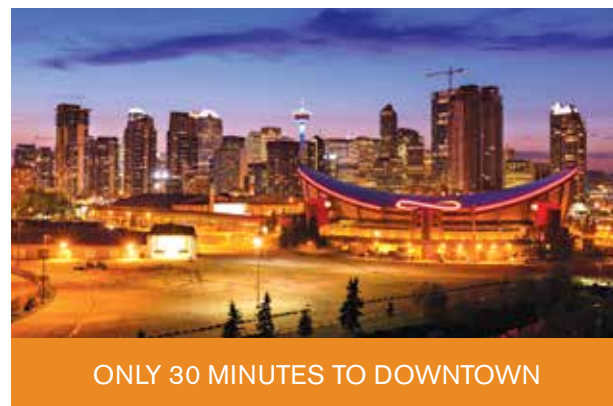
12 acres of Southpoints' 70 acres planned community has been designated as outdoor amenity space, making it one of the greenest communities in all of Airdrie. Enjoy leisure time with unique amenities throughout the Southpoint community including a tennis court, basketball court, children's play area, outdoor BBQ pits, an off-leash dog park as well as trails and greenspaces throughout. In addition, Northcott Prairie Elementary School is located directly beside the Southpoint community providing safety and convenience to the whole family.



CONNECTIVITY - AN INTEGRAL PART OF THE SOUTHPOINT COMMUNITY

Nestled in the vibrant Southwest quadrant of Airdrie, the Southpoint community is close to it all. Its close proximity to the new 40th Avenue interchange means you will have direct access to the QEII Highway. Construction on the new interchange started in May 2021 and is estimated to open to traffic by September 2023.

Located just minutes from all the major transportation routes in and out of Airdrie you can arrive downtown Calgary in a mere 30 minutes and only 20 minutes to the Calgary International Airport (YYC). With the South Transit Terminal just a short walk away, the Intercity Express will provide a stress-free commute to Downtown.



ONLY 30 MINUTES TO DOWNTOWN



Renderings are artistic concepts only.

INTRODUCING SOUTHPOINT VILLAGE

Southpoint Village is envisioned to be an attractive market place, planned just directly east of the residential site and will feature a shopping district filled with local boutique-style shops, a restaurant alley, cafes, services, warehouse space and commercial offices.

A strong emphasis will be placed on pedestrian and bicycle access with paths meandering throughout the village connecting to a community pond and easy access to the Southpoint Transit Terminal, set to Open September 2023.

AIRDRIE'S DOWNTOWN REVITALIZATION PLAN



Source from airdrie.ca

As part of the economic development of the City of Airdrie, they have recently announced plans for the Downtown Revitalization project. Airdrie is a growing city that is committed to continuing to make the area a better place to live, work and be a part of and with that comes the plan to create a vibrant downtown.

Airdrie's residents, stakeholders and City council are making the revitalization a high priority.

LIVING CLOSE TO DOWNTOWN IS ONLY GOING TO GET BETTER!

A MASTER PLAN - STRENGTHENING YOUR INVESTMENT

Southpoint's 70 acres Master Planned community is proudly designed, developed and built by Vesta Properties. Our planning, design and building processes ensure superior value and smart investment for our homebuyers.

With a vast array of homestyles designed to fit a variety of budgets and lifestyles, Southpoint offers

homeowners the flexibility to help them create the perfect home that they have been searching for. Livability is the key component to Southpoints master plan, with close proximity to shops & services, transit, schools, walking paths, recreation, exceptional outdoor amenities and future commercial hub all designed to strengthen your investment for today and into the future. Find out more at vestasouthpoint.com

FIRST IMPRESSIONS THAT LAST

- The unique collection of 2-bedroom + flex and 3-bedroom back-to-back townhomes blends the classic architecture with country farmhouse and craftsman styles, creating upscale exteriors with a touch of old-world charm.
- The skillfully designed homes offer extensive detailing such as broad roof profiles with overhangs, front-facing gables, beautifully designed dormers, and welcoming front porches.
- Spacious side-by-side garage can accommodate 2 cars with additional parking space in the outdoor stalls in front of the garage.
- Fully landscaped front and back yards

BEAUTIFULLY DESIGNED HOME

- Spacious open concept floor plans strategically designed to utilize every inch of the living space.
- Stunning and low consumption pot lights and ceiling and wall fixtures.
- 9-foot ceilings throughout the main floor.
- Oversized windows that take advantage of the natural sunlight to brighten your home.
- Elegantly designed interiors featuring designer-selected colour palettes.
- Stylish 3" baseboards and 2" window and door casings.
- Beautiful interior doors with stylish chrome hardware across the home.
- Spacious master bedrooms feature a deluxe ensuite bathroom and a large walk-in closet.
- Rich wide-plank designer laminate flooring throughout the main living space; plush carpeting in bedrooms.

GOURMET KITCHENS

- Spacious center island with quart countertops.
- A double basin stainless steel sink with a sleek chrome pull-out vegetable sprayer.
- Modern flat panel kitchen cabinets of 36" (uppers) and modern metal chrome handles.
- 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)

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 (main or upper floor).

PEACE OF MIND

- Built by Vesta Properties, a reputable builder/ developer with over 32 years of industry experience building over 5,000 homes in award-winning neighbourhoods across 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 customization options.

FEATURES BACK TO BACK TOWNHOMES



MASTER SITE PLAN PHASE 3

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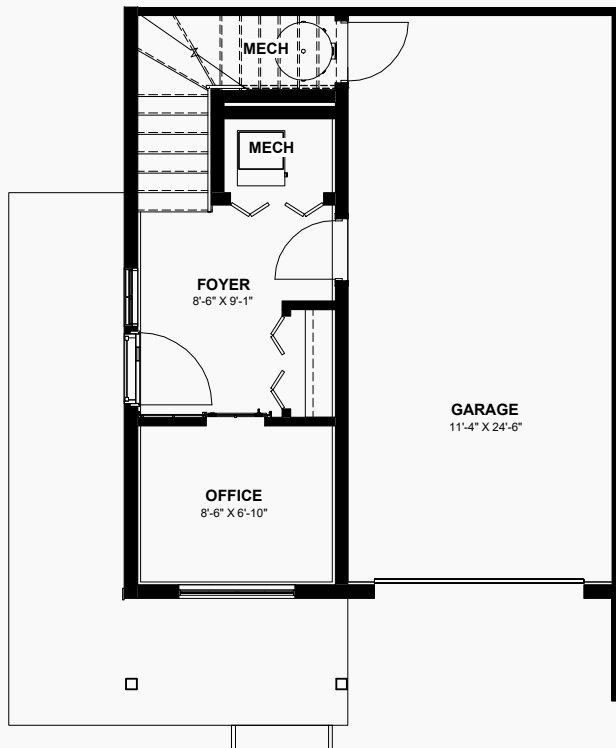
DETAILED SITE PLAN

BACK TO BACK TOWNHOMES

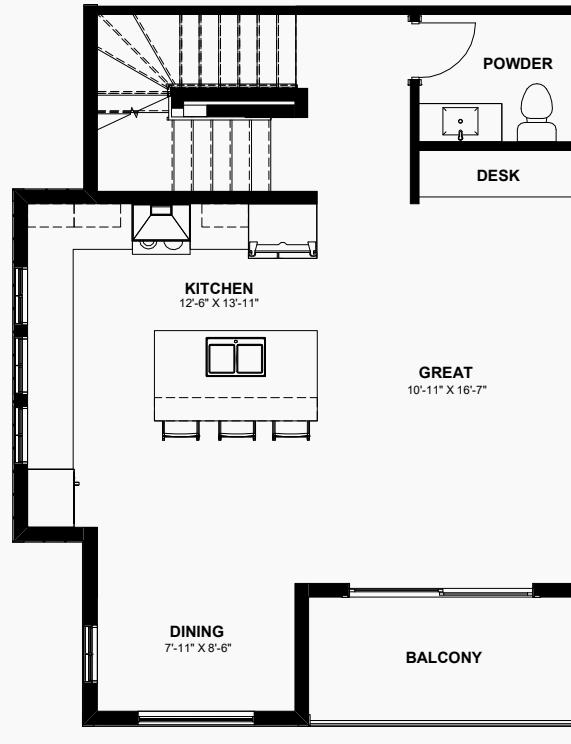
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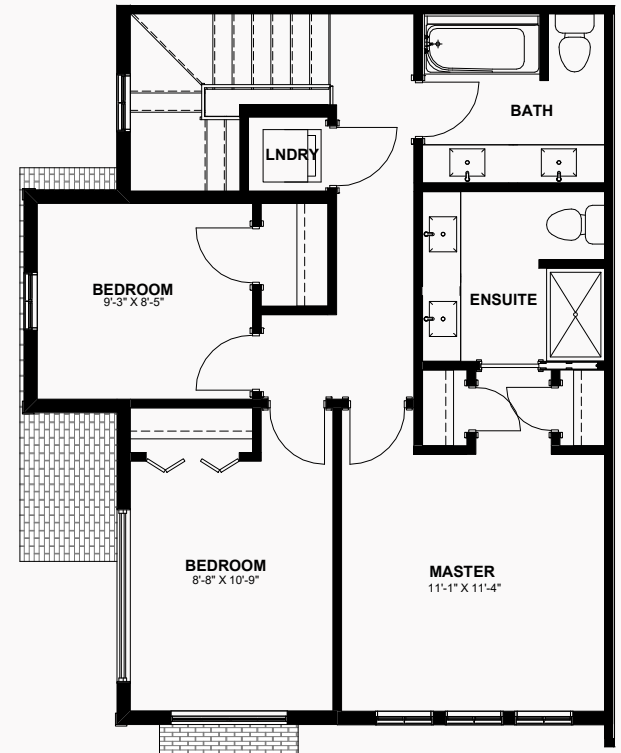
SOUTHPOINT
A MASTER PLANNED COMMUNITY



LOWER 244 SQ. FT.
GARAGE 298 SQ. FT.



MAIN 640 SQ. FT.



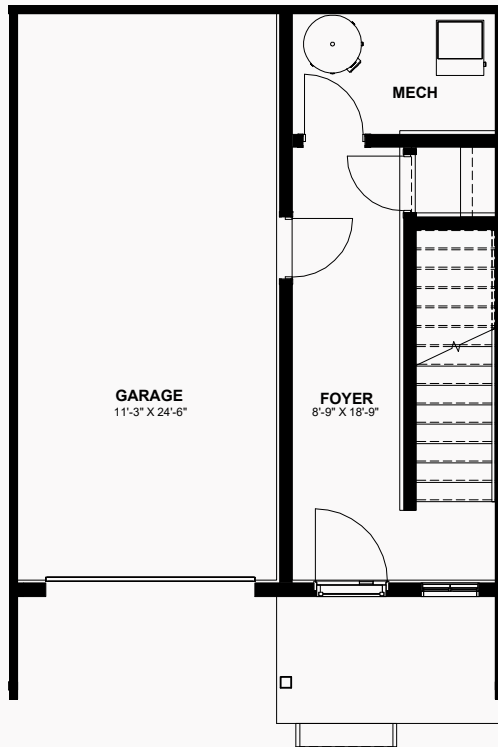
SECOND 635 SQ. FT.

THE ASHTON

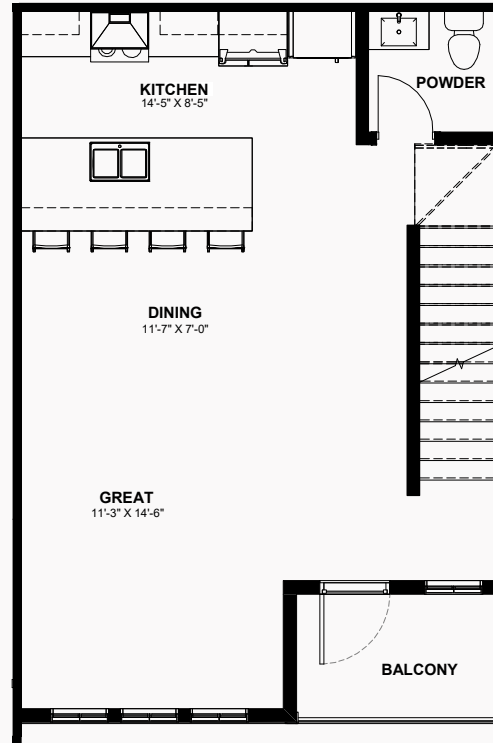
3 BEDROOM + OFFICE | 2 BATHROOM
1,519 SQ FT GARAGE 298 SQ. FT.

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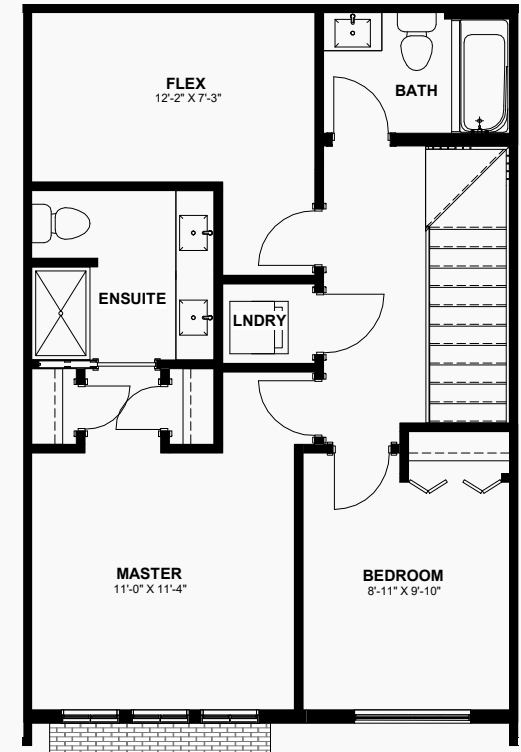




LOWER 246 SQ. FT.
GARAGE 296 SQ. FT.



MAIN 609 SQ. FT.



SECOND 615 SQ. FT.

THE CALLAHAN

2 BEDROOM + FLEX | 2 BATHROOM
1,470 SQ FT GARAGE 296 SQ. FT.

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