



SINGLE FAMILY LANE HOMES

3 BEDROOMS

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VESTA

 **SOUTHPOINT**
A MASTER PLANNED COMMUNITY

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

- Our uniquely designed exteriors feature a mix of Farmhouse, Modern or Prairie-style architecture offering you extra-ordinary curb appeal
- 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 finishings selections
- An uncommon variety of unique upgrade options include oversized rear decks, 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
- Two vehicle parking pad

LIVING IN STYLE

- Spacious open floor plans
- 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 rooms with added storage space

- Oversized windows take advantage of the natural sunlight to brighten your home
- 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 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
- Walk-in pantries (some plans)
- 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 soft-close 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 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 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 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

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, vaulted ceilings, oversized back decks or black stainless steel appliance packages. See sales team for more details.

FEATURES

SINGLE FAMILY LANED HOMES

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SITE PLAN

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Elevation 1



Elevation 2

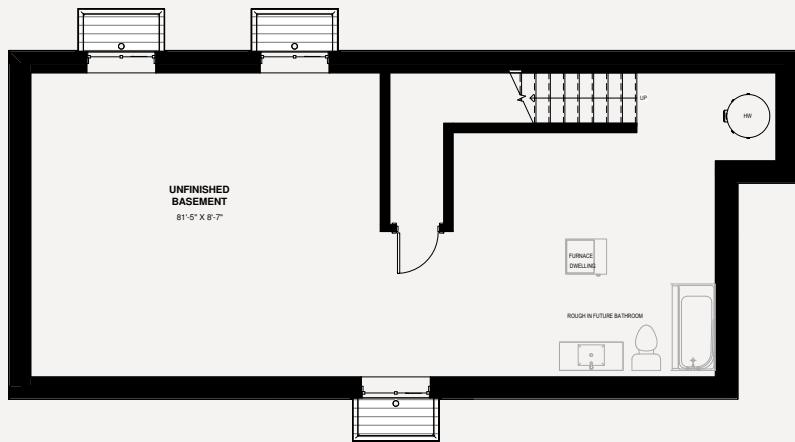
THE AUSTIN

3 BEDROOM | 3 BATHROOM **1,867 SQ FT** BASEMENT 866 SQ. FT.

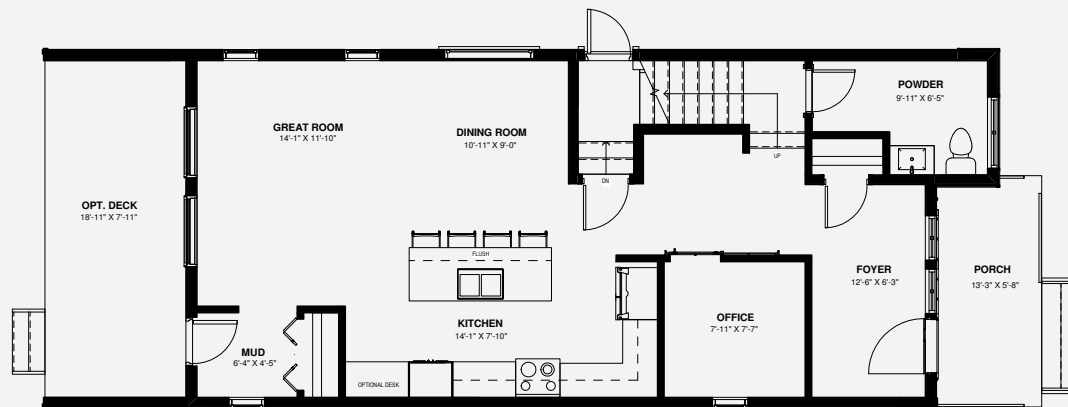
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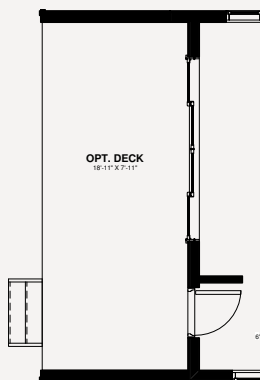




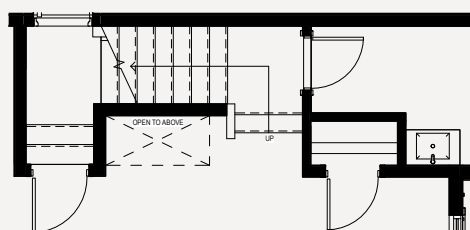
UNFINISHED BASEMENT 866 SQ. FT.



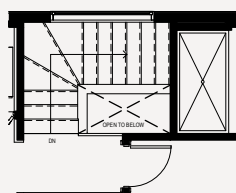
MAIN 866 SQ. FT. - Deck with windows



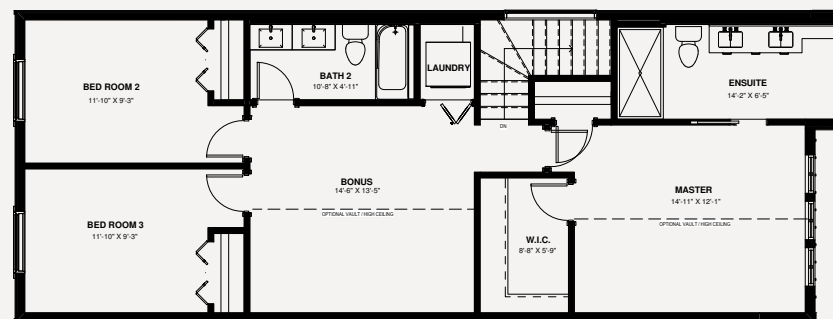
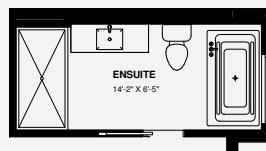
PATIO DOOR OPTION



OPEN STAIRWELL OPTION



ENSUITE OPTION



SECOND 1,001 SQ. FT. - Ensuite Opt.1

THE AUSTIN

3 BEDROOM + OFFICE | 3 BATHROOM **1,867 SQ FT** BASEMENT 866 SQ. FT.

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Elevation 1



Elevation 2

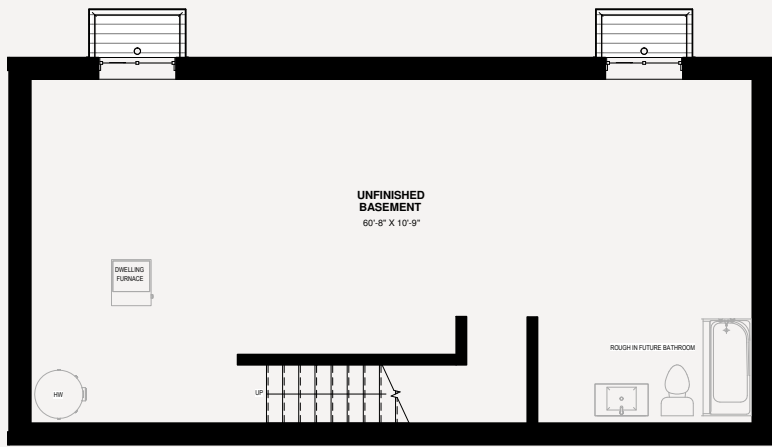
THE BENSON

3 BEDROOM + FLEX | 3 BATHROOM 1,771 SQ FT BASEMENT 790 SQ. FT.

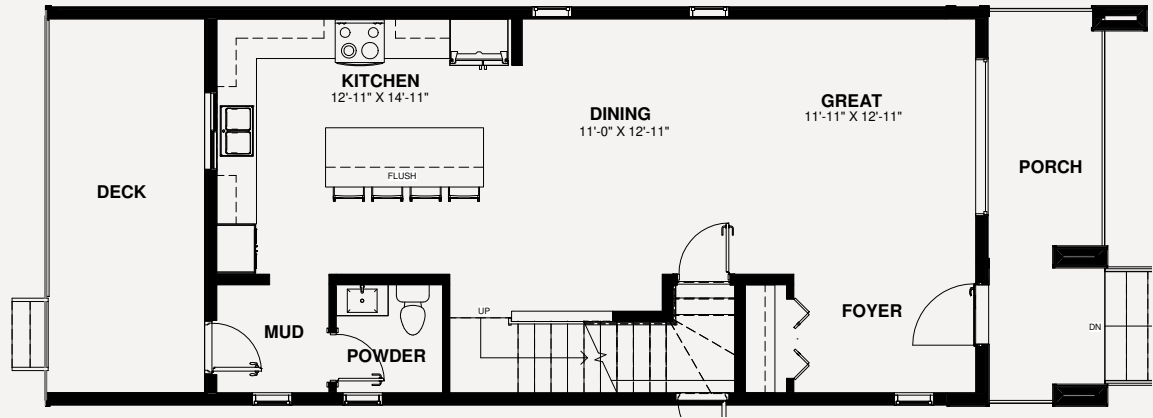
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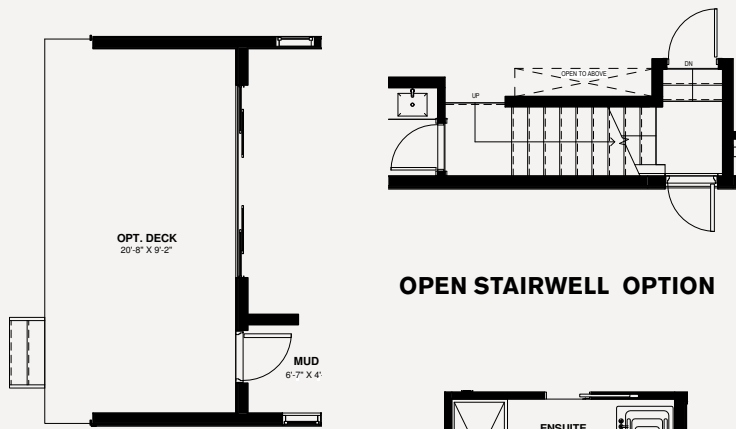
SOUTHPOINT
A MASTER PLANNED COMMUNITY



UNFINISHED BASEMENT 790 SQ. FT.

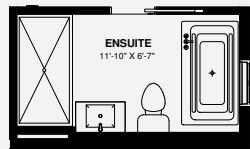


MAIN 790 SQ. FT.

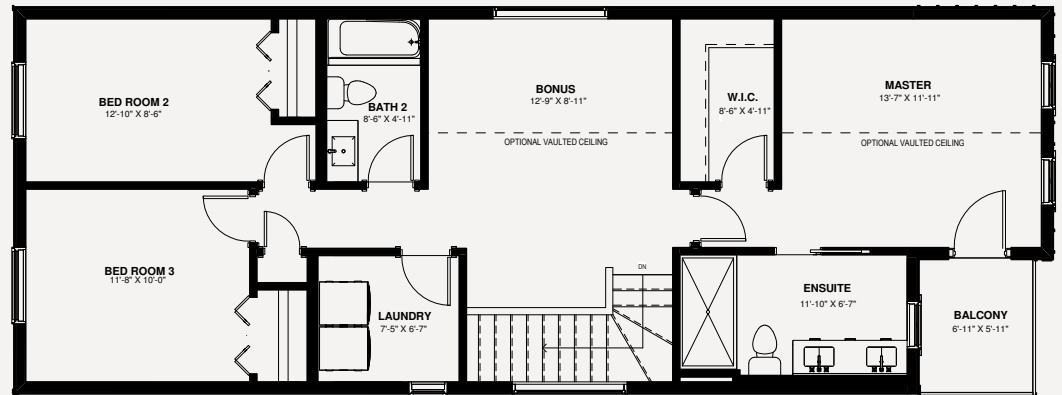


OPEN STAIRWELL OPTION

PATIO DOOR OPTION



ENSUITE OPTION



SECOND 981 SQ. FT.

THE BENSON

3 BEDROOM + FLEX | 3 BATHROOM **1,771 SQ FT** BASEMENT 790 SQ. FT.

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Elevation 1



Elevation 2

THE CRAWFORD

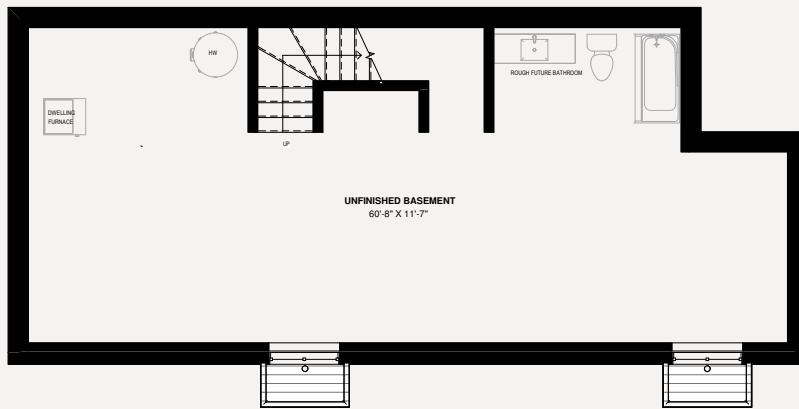
3 BEDROOM | 3 BATHROOM **1,735 SQ FT** BASEMENT 858 SQ FT

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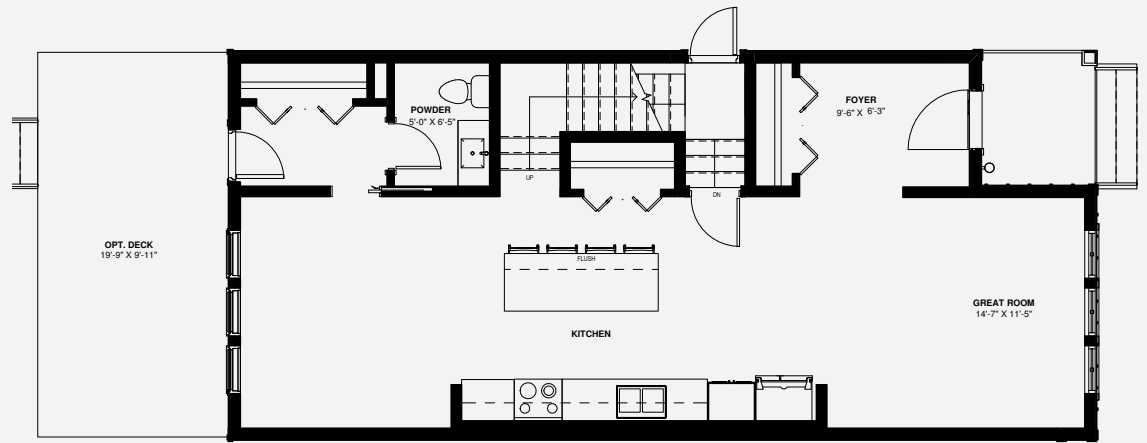
VESTA



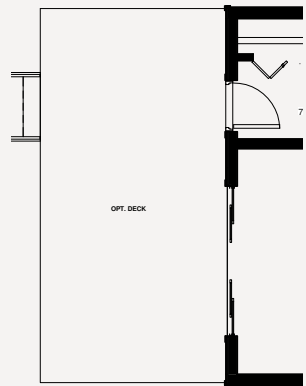
SOUTHPOINT
A MASTER PLANNED COMMUNITY



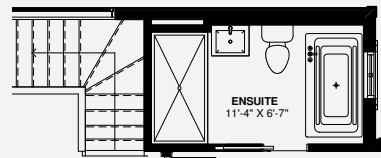
UNFINISHED BASEMENT 858 SQ. FT.



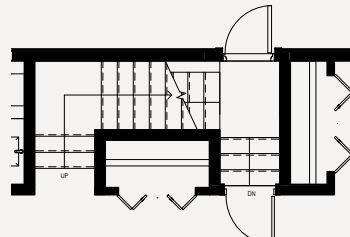
MAIN 858 SQ.FT.



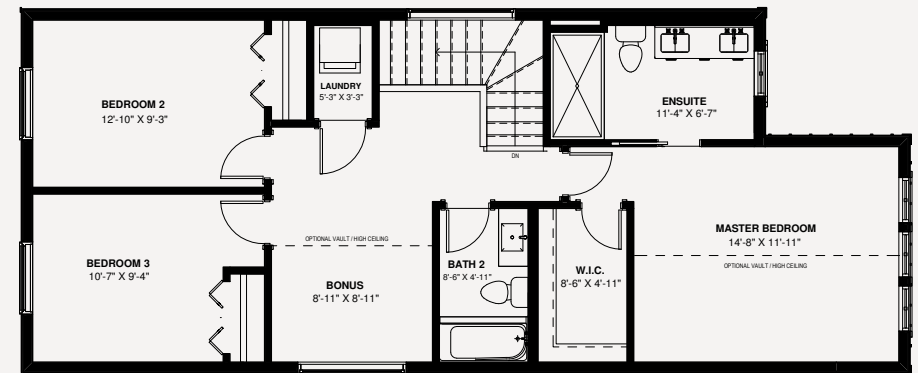
PATIO DOOR OPTION



ENSUITE OPTION



OPEN STAIRWELL OPTION



SECOND 877 SQ.FT.

THE CRAWFORD

3 BEDROOM | 3 BATHROOM **1,735 SQ FT** BASEMENT 858 SQ FT

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Elevation 1



Elevation 2

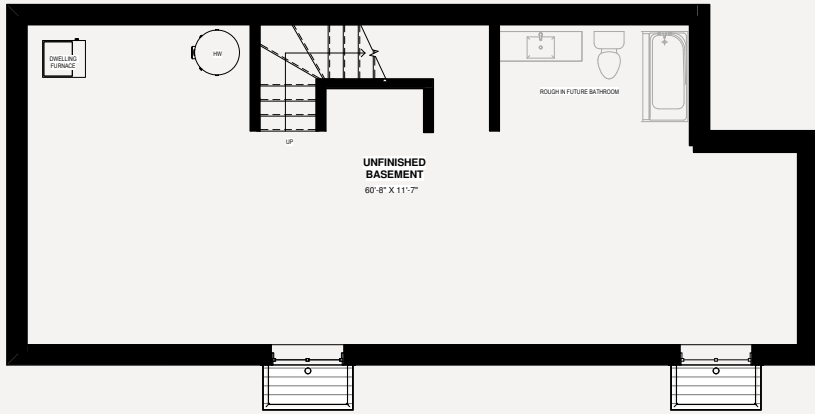
THE DOUGLAS

3 BEDROOM | 3 BATHROOM **1,735 SQ FT** BASEMENT 858 SQ FT

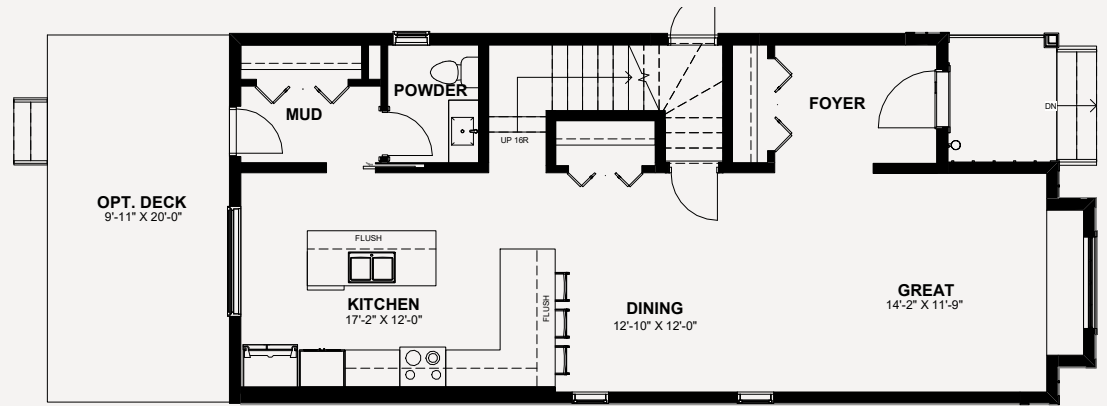
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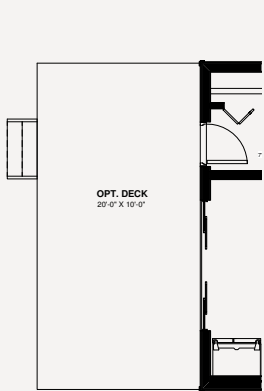
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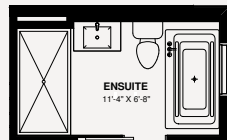
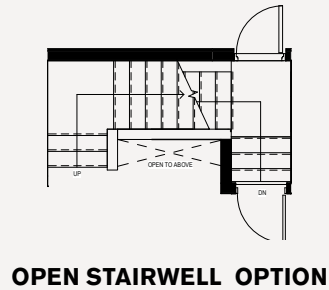
UNFINISHED BASEMENT 858 SQ. FT.



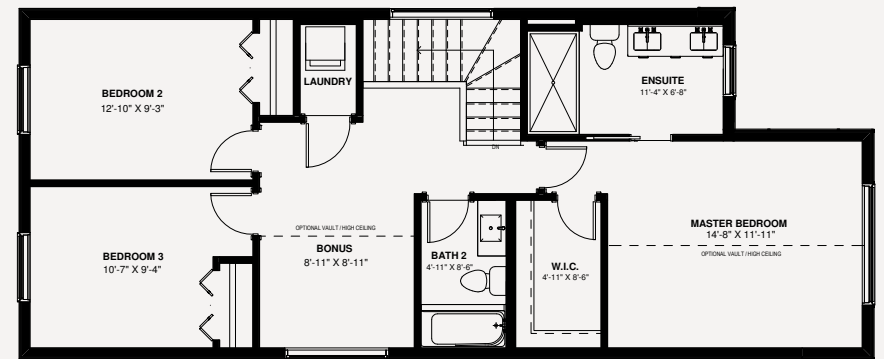
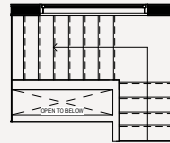
MAIN 858 SQ.FT. - Deck with patio door



PATIO DOOR OPTION



ENSUITE OPTION



SECOND 877 SQ.FT.

THE DOUGLAS

3 BEDROOM | 3 BATHROOM | 1,735 SQ FT BASEMENT 858 SQ FT

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