



**MONARCH**  
AT COOPER'S CROSSING

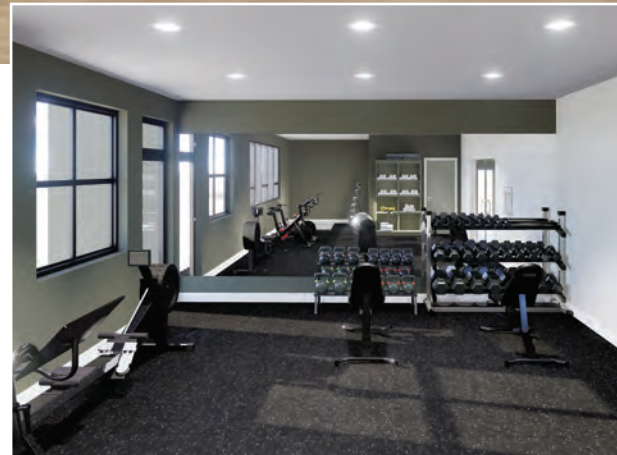
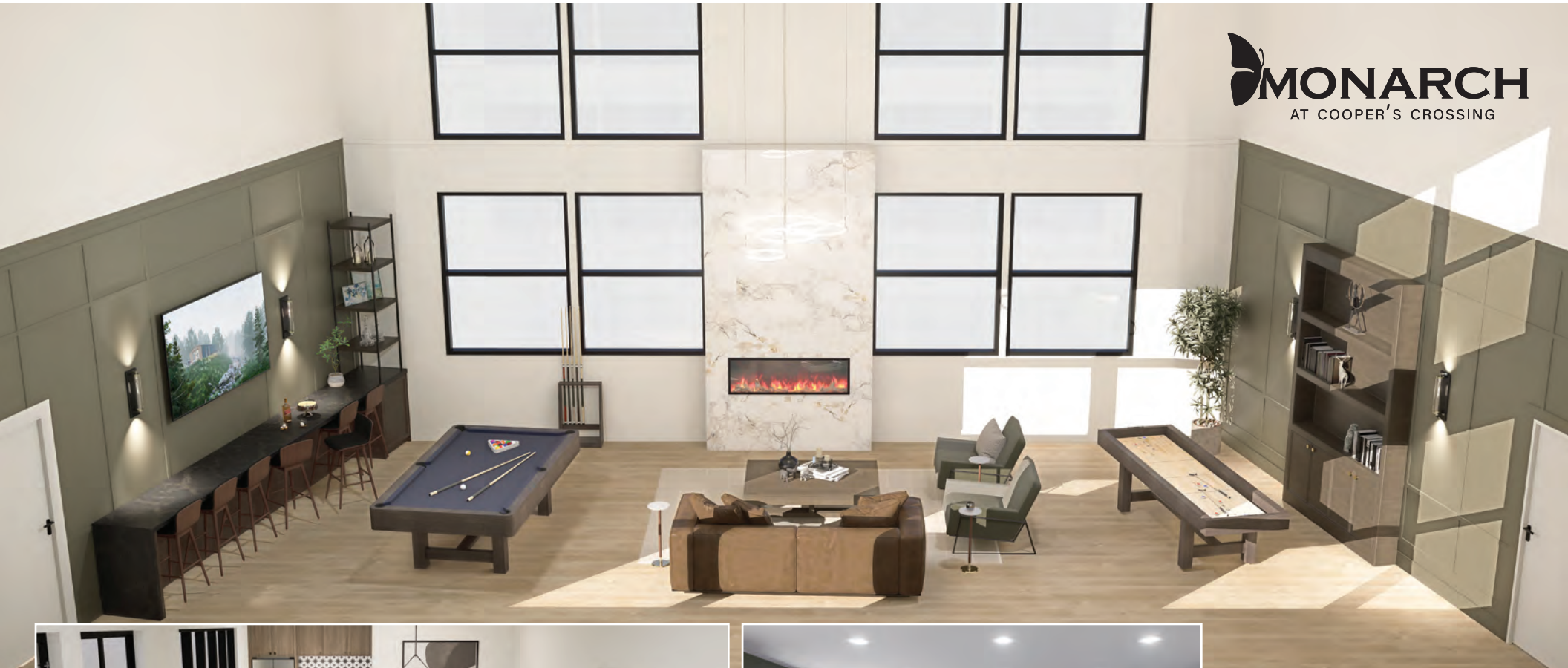
**2 CONDO BUILDINGS**

**4 STOREYS EACH**

**108 UNITS TOTAL**

**106 CONDOS  
+ 2 TOWNHOME UNITS**

**670 - 1,781 SQ.FT.**



**BUILDING AMENITIES**  
ROOFTOP GARDEN TERRACE  
FULLY EQUIPPED GYM  
TRANQUIL LOUNGE AREAS  
PARTY ROOM  
AND MORE



## **LUXURY & SOPHISTICATION**

ELEGANTLY DESIGNED INTERIORS

OPEN CONCEPT

SPACIOUS MASTER BEDROOMS

DELUXE ENSUITE BATHROOM

QUARTZ COUNTERTOPS

MODERN FINISHES



## HOMES THAT FIT THE LIFESTYLE

- A distinctive assortment of thoughtfully crafted condos seamlessly merges contemporary aesthetics with timeless architectural elements.
- These condos feature 1, 2 & 2 Bed + Flex homes ranging from 670 - 1,198 SQ. FT.
- Beautifully designed homes that redefine luxury and sophistication with high-end finishes and premium home features.
- Elegantly designed interiors featuring designer-selected colour schemes.
- Beautiful interior doors with stylish chrome hardware across the home.
- Premium indoor amenities over 4,500 SQ. FT., for all residents to revel such as a rooftop terrace, fully equipped gym, lounge areas, party room and dog washing station.

## SKILLFULLY DESIGNED HOME

- Spacious open concept floor plans strategically designed to utilize every inch of the living space.
- Spacious master bedrooms feature a deluxe ensuite bathroom and a large walk-in closet.
- Elegant luxury vinyl plank flooring throughout the main living space; plush carpeting in bedrooms.
- Low consumption pot lights and ceiling and wall fixtures.
- High 9-foot ceilings for floor 1,2, and 3. The fourth floor will be 10-foot ceilings.
- Oversized Low-E triple glazed windows.
- All units are roughed in for A/C units.
- Digital programmable thermostat.

## GOURMET KITCHENS

- Spacious center island with quartz countertops.
- A double basin stainless steel sink with a sleek chrome pull-out vegetable sprayer.
- Modern flat panel kitchen cabinets of 36" (uppers) with chrome handles.
- Designer-selected full tile backsplash.

- Convenient storage features include pot drawers and full depth cabinets over fridge.
- Premium stainless steel kitchen appliances package.

## SPA-INSPIRED BATHROOMS

- Deep soaker tub with handset tile surround.
- Elegant Delta chrome faucets.
- Modern flat panel cabinets with quartz countertops and under mounted sink.
- Private master ensuite features a walk-in shower and full size vanity (specific plans).

## ULTIMATE IN COMFORT AND SECURITY

- Cozy, warm, and quiet R-22 insulation in the walls and R-40 in the ceiling.
- Baseboard heating with ERV system.
- Individual water sub meters for all units; pay only for what you use.
- Built-in smoke detectors and carbon monoxide detectors for your safety.

## PEACE OF MIND

- Built by Vesta Properties, a reputable builder/developer with over 32 years of industry experience building over 6,000 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.

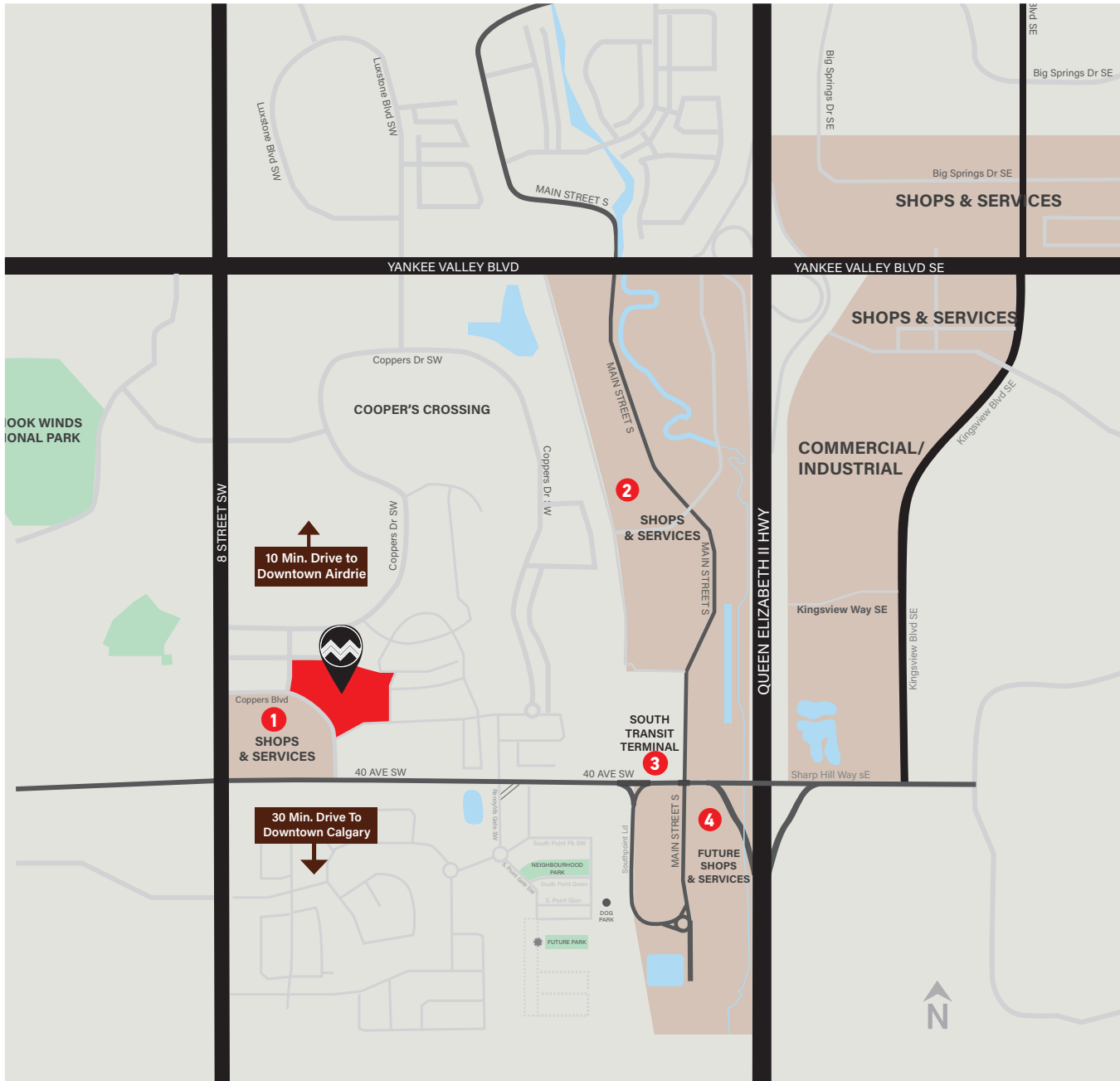
## CUSTOMIZE YOUR HOME

- Personalize your home by choosing from 3 professionally designed colour schemes.
- A list of other customization options available in hardware & lighting.

## CLOSE TO IT ALL

Nestled in the heart of it all, the Vesta Elevate Collection is steps away from the bustling Cooper's Town Promenade. This vibrant hub offers a spectrum of convenient services and stores including Save-on Foods, Starbucks, McDonald's, Shoppers Drug Mart, and Pet Value. With such an ensemble of essentials at your fingertips, a life of ease and comfort becomes your everyday reality.

What sets this location apart is its seamless integration into the broader network. Enjoy a strategic connection to Transit, YYC Airport, and Downtown Calgary, creating a harmonious blend of peaceful suburban living with the dynamic pulse of city amenities.



## SITE PLAN

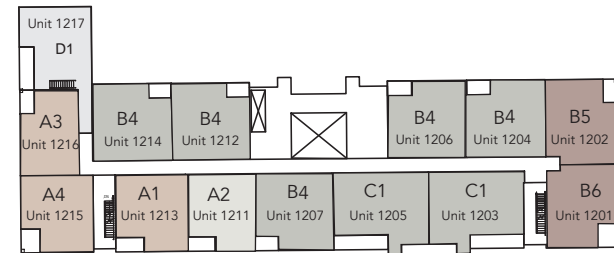
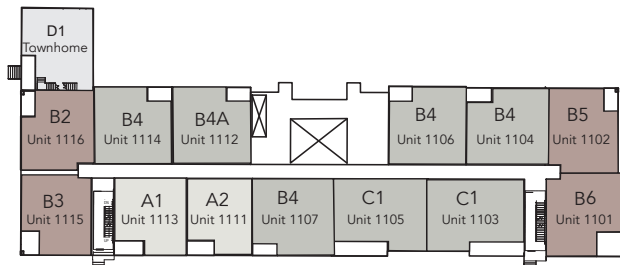




FIRST FLOOR



SECOND FLOOR

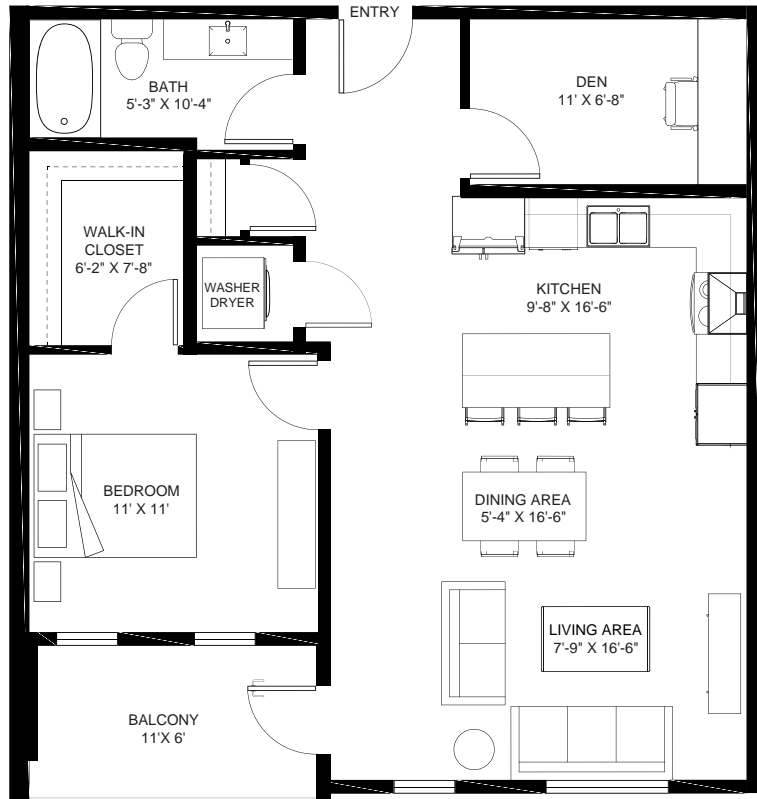


- 1 bed
- 2 bed
- 1 bed + Den
- 2 bed + Den
- Townhome



- 1 bed
- 2 bed
- 1 bed + Den
- 2 bed + Den
- Townhome





## PLAN A1

818 SQ.FT. | 1 BEDROOM + DEN | 1 BATH

### DIMENSION

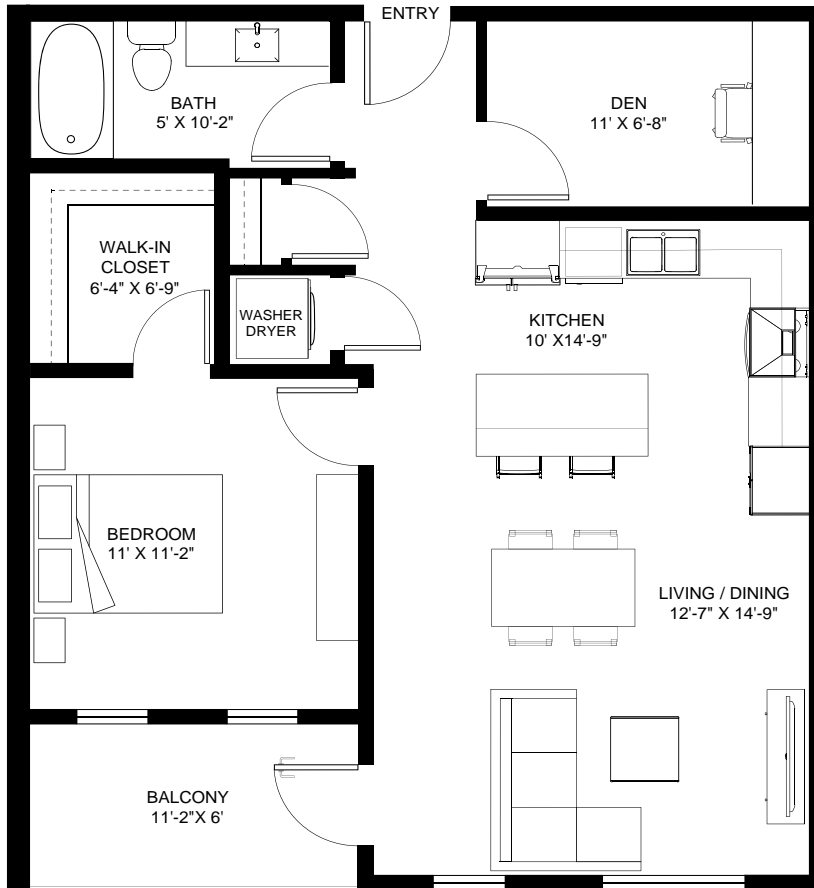
Living: 7'-9" x 16'-6"

Kitchen: 9'-8" x 16'-6"

Dining: 5'-4" x 16'-6"

Bedroom: 11' x 11'

Den: 11' x 6'-8"



## PLAN A2

765 SQ.FT. | 1 BEDROOM + DEN | 1 BATH

### DIMENSION

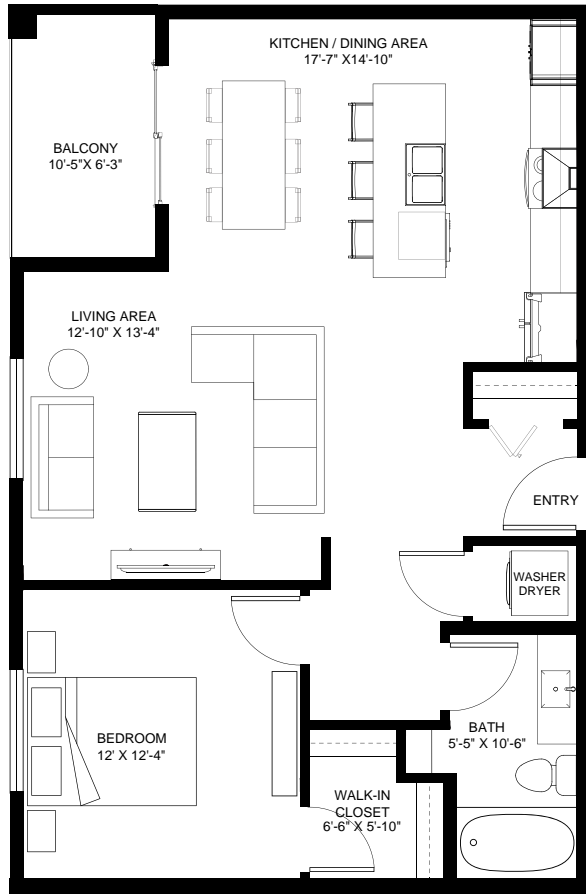
Living/Dining: 12'-7" x 14'-9"

Kitchen: 10' x 14'-9"

Dining: 5'-4" x 16'-6"

Bedroom: 11' x 11' - 2"

Den: 11' x 6'-8"



## PLAN A3

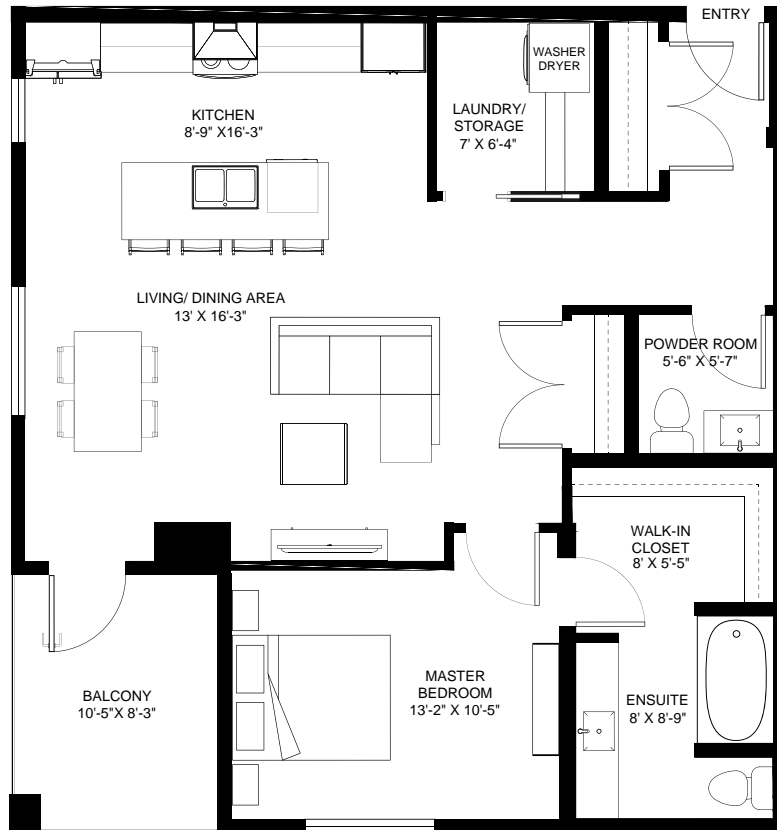
750 SQ.FT. | 1 BEDROOM | 1 BATH

### DIMENSION

Living: 12'-10" x 13'-4"

Kitchen/Dining: 17'-7" x 14'-10"

Bedroom: 12' x 12'-4"



## PLAN A4

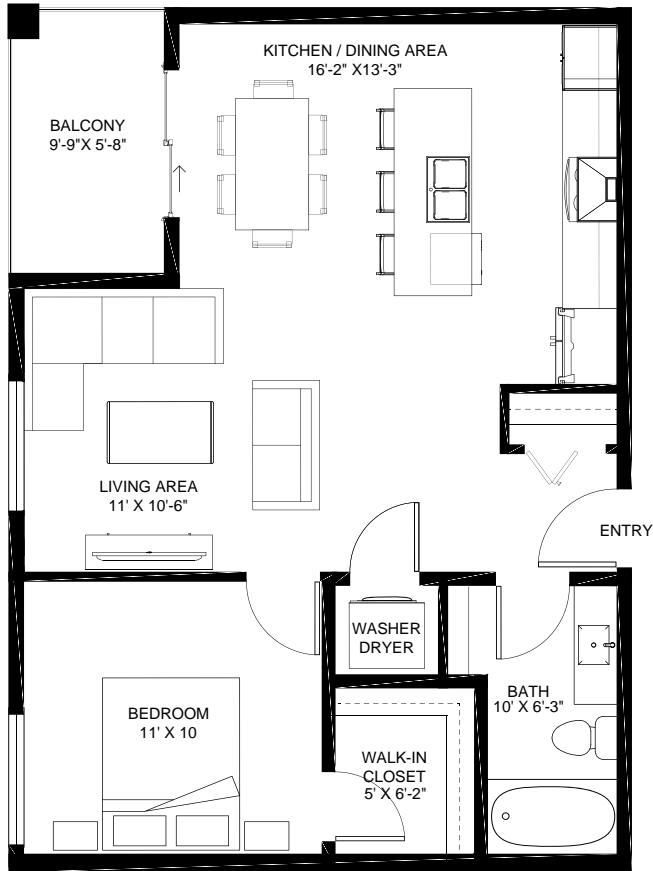
820 SQ.FT. | 1 BEDROOM | 1 BATH

### DIMENSION

Living/Dining: 13' x 16'-3"

Kitchen: 8'-9" x 16'-3"

Bedroom: 13'-2" x 10'-5"



## PLAN A5

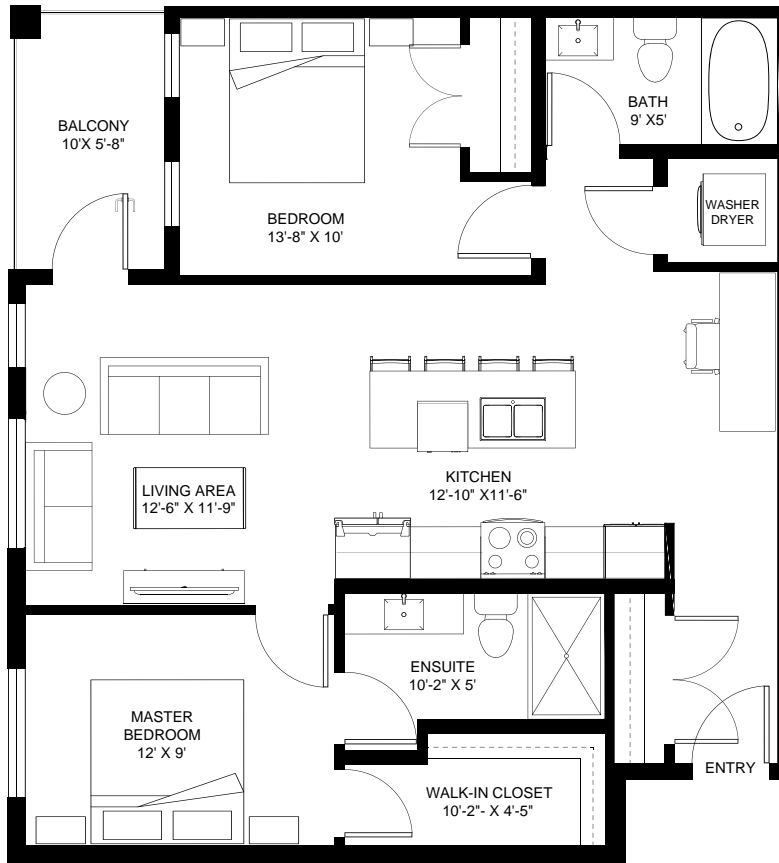
670 SQ.FT. | 1 BEDROOM | 1 BATH

### DIMENSION

Living: 11' x 10'-6"

Kitchen/Dining: 16'-2" x 13'-3"

Bedroom: 11' x 10'



## PLAN B2

860 SQ.FT. | 2 BEDROOM | 2 BATH

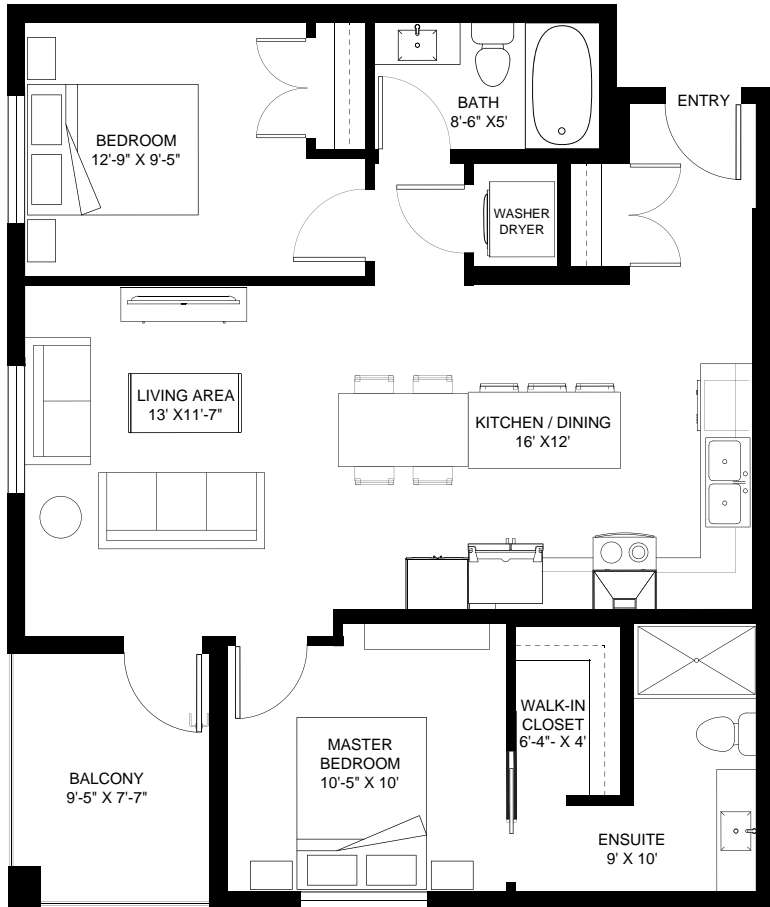
### DIMENSION

Living: 12'-6" x 11'-9"

Kitchen: 12'-10" x 11'-6"

Master Bedroom: 12' x 9'

Bedroom: 13'-8" x 10'



## PLAN B3

890 SQ.FT. | 2 BEDROOM | 2 BATH

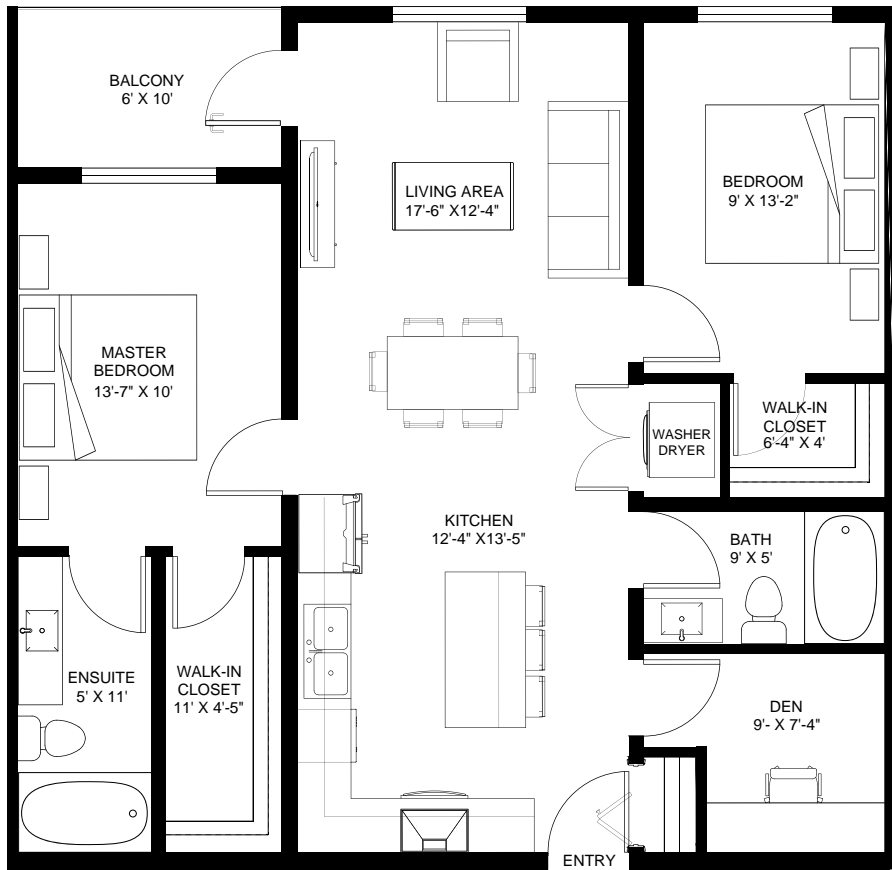
### DIMENSION

Living: 13' x 11'-7"

Kitchen: 16' x 12'

Master Bedroom: 10'-5" x 10'

Bedroom: 12'-9" x 9'-5"



## PLAN B4

930 SQ.FT. | 2 BEDROOM + DEN | 2 BATH

### DIMENSION

Living/Dining: 17'-6" x 12'-4"

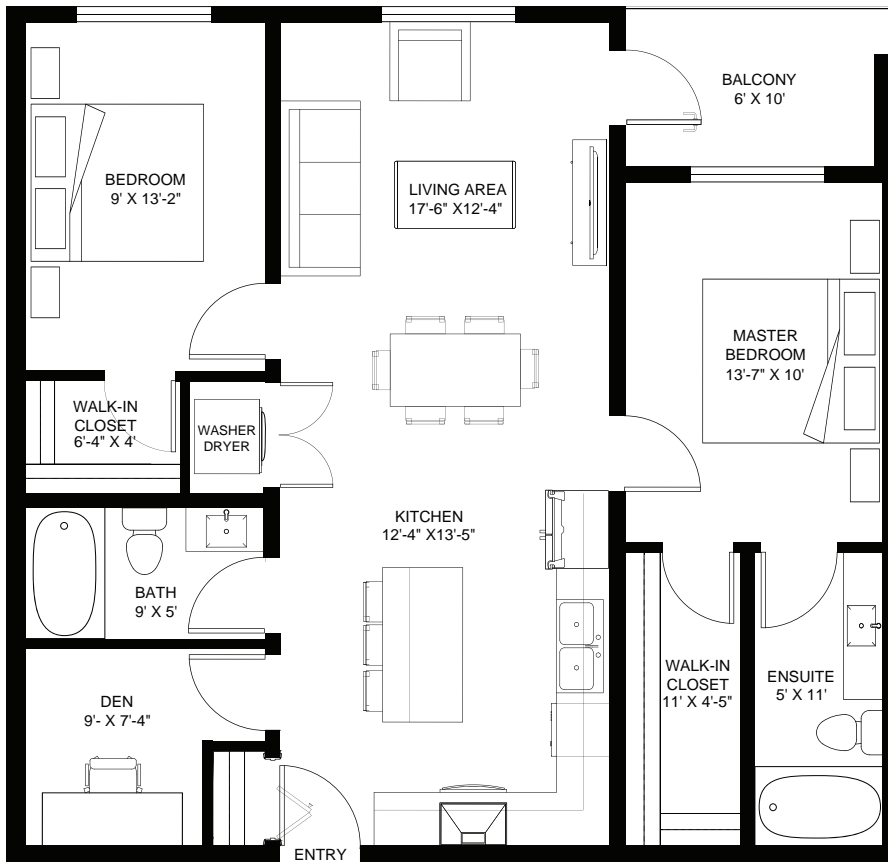
Kitchen: 12'-4" x 13'-5"

Master bedroom: 13'-7" x 10'

Bedroom: 9' x 13'-2"

Den: 9' x 7'-4"





## PLAN B4A

930 SQ.FT. | 2 BEDROOM + DEN | 2 BATH

### DIMENSION

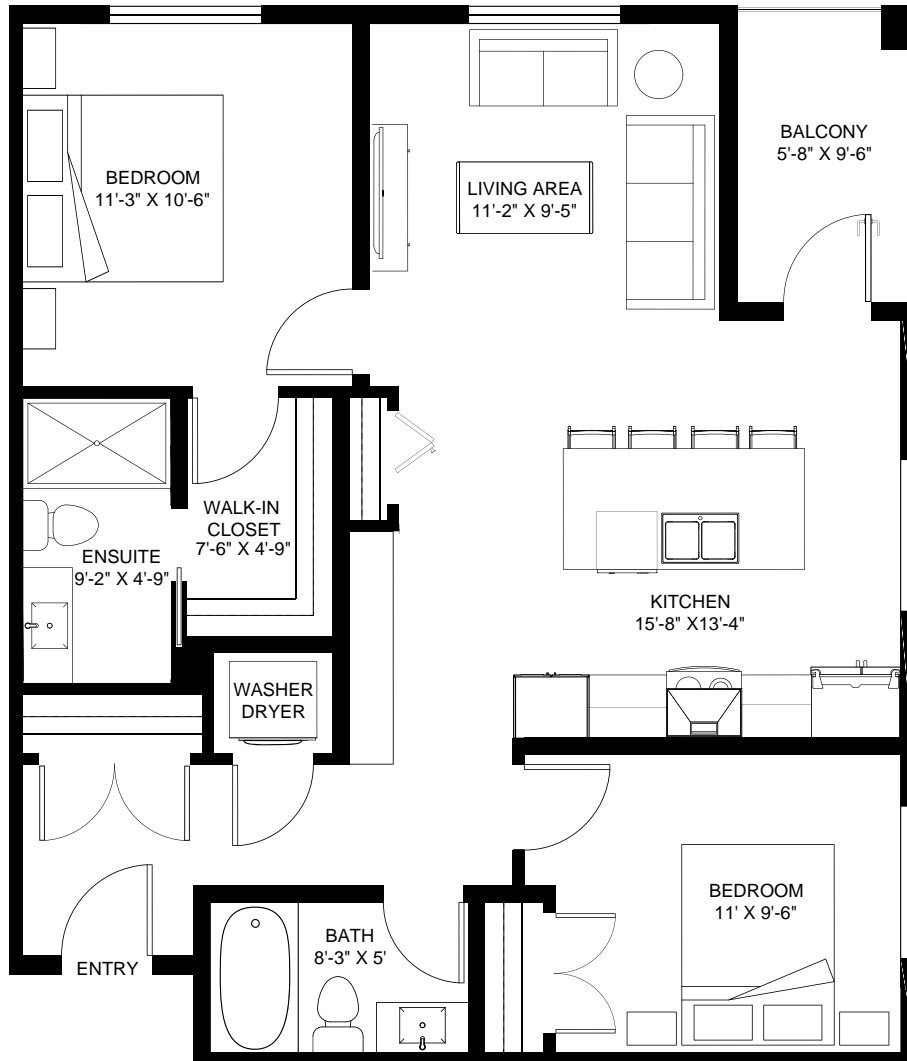
Living/Dining: 17'-6" x 12'-4"

Kitchen: 12'-4" x 13'-5"

Master bedroom: 13'-7" x 10'

Bedroom: 9' x 13'-2"

Den: 9' x 7'-4"



## PLAN B5

907 SQ.FT. | 2 BEDROOM | 2 BATH

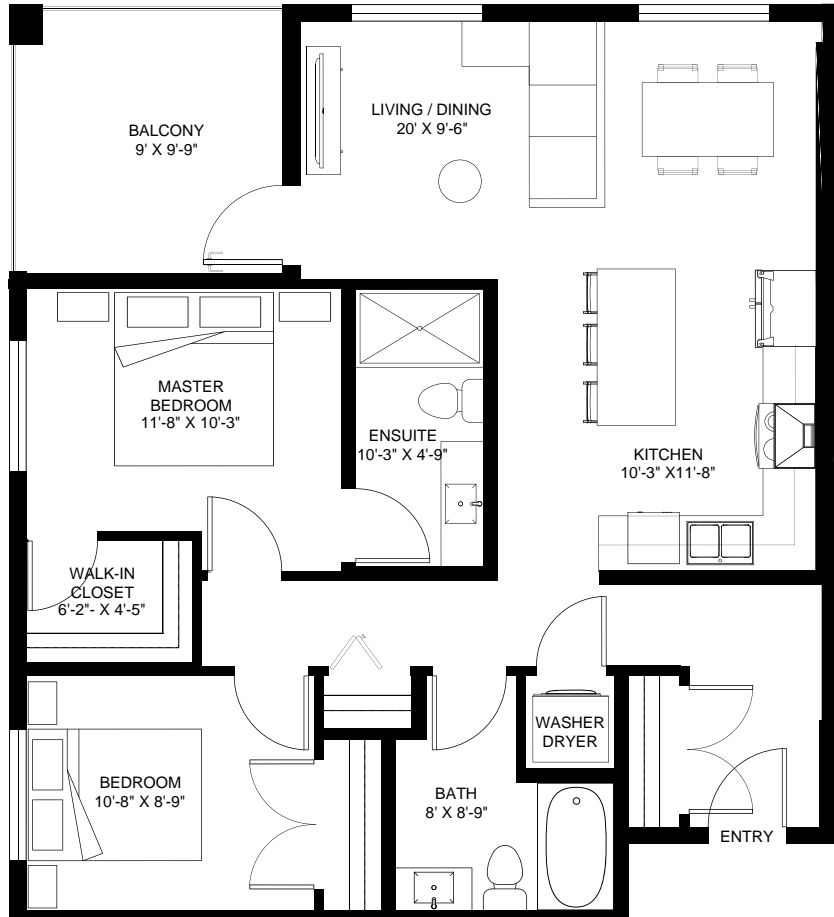
### DIMENSION

Living: 11'-2" x 9'-5"

Kitchen: 15'-8" x 13'-4"

Master bedroom: 11'-3" x 10'-6"

Bedroom: 11' x 9'-6"



## PLAN B6

910 SQ.FT. | 2 BEDROOM | 2 BATH

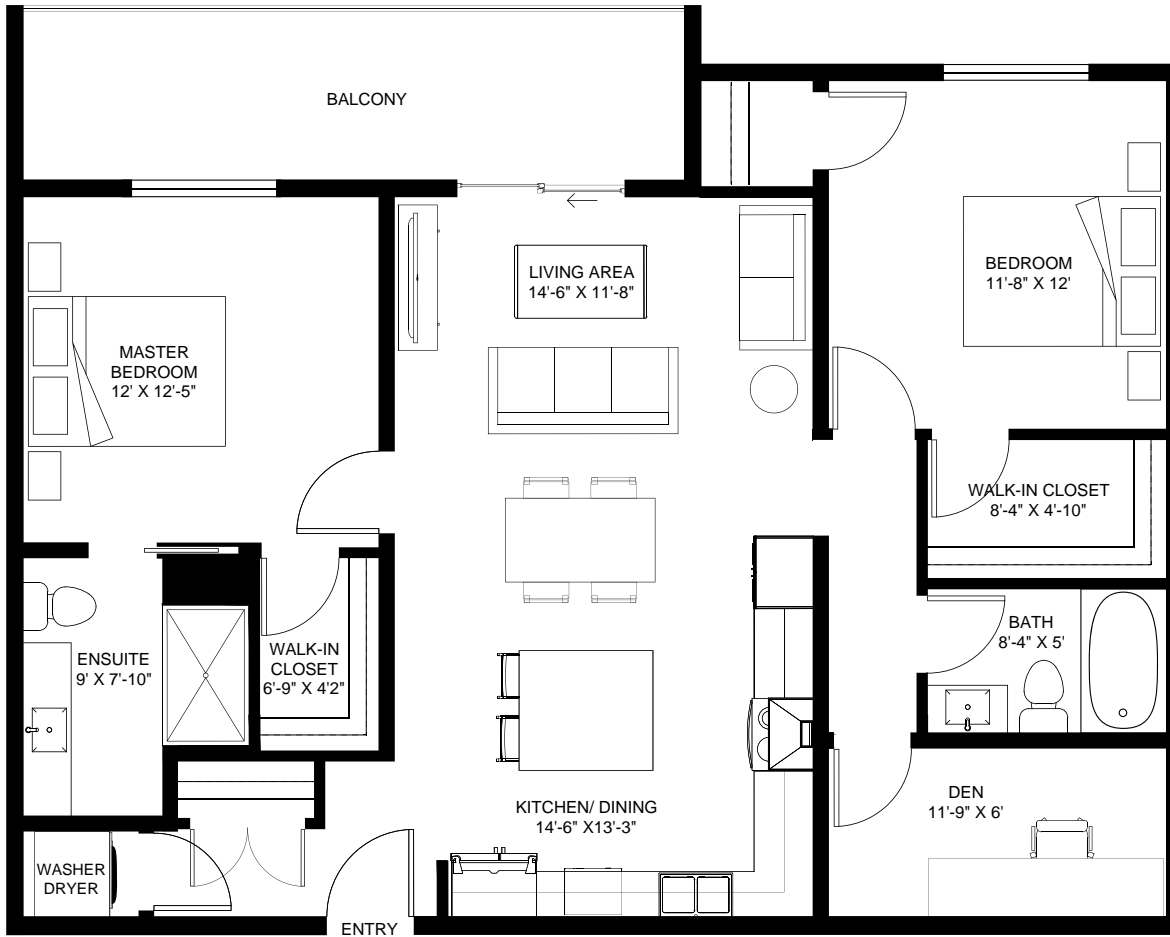
### DIMENSION

Living/Dining: 20' x 9'-6"

Kitchen: 10'-3" x 11'-8"

Master bedroom: 11'-8" x 10'-3"

Bedroom: 10'-8" x 8'-9"



## PLAN C1

1,058 SQ.FT. | 2 BEDROOM + DEN | 2 BATH

### DIMENSION

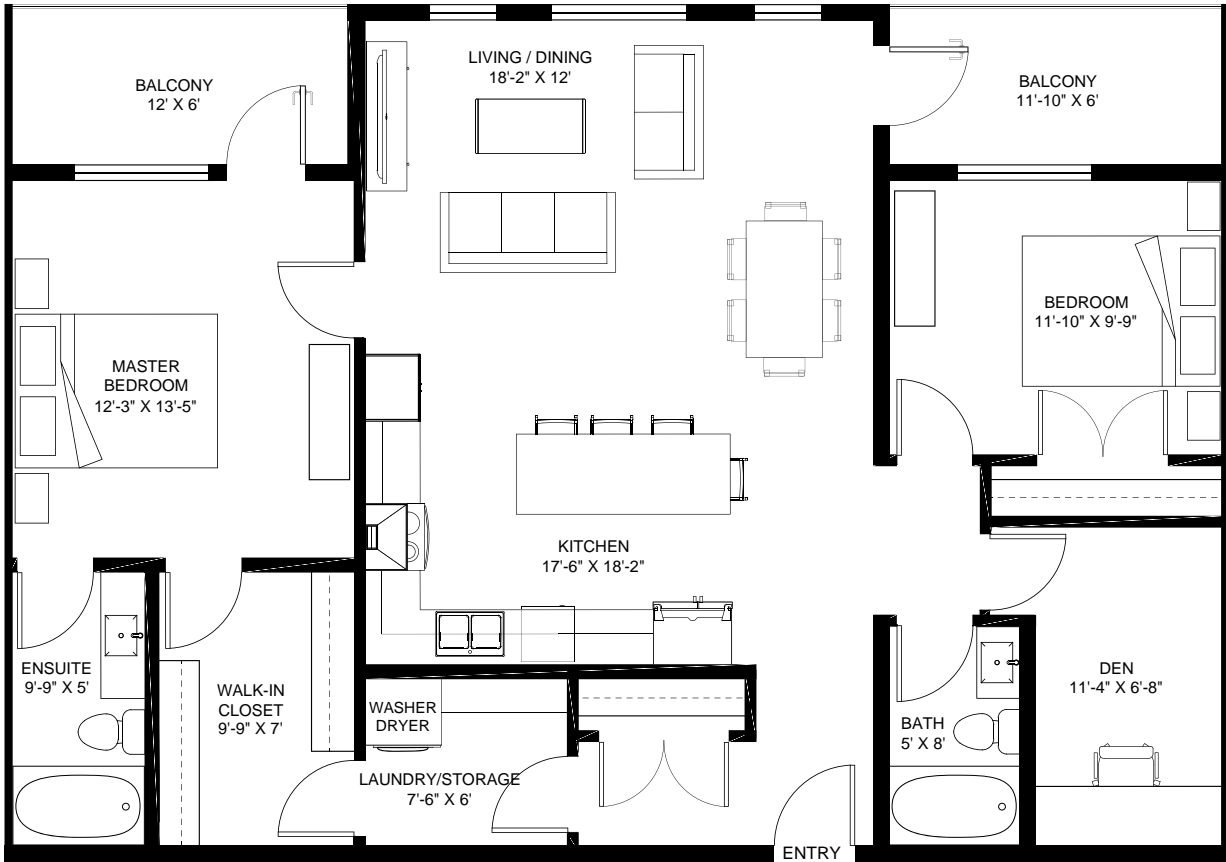
Living: 14' x 11'-9"

Kitchen/Dining: 14'-6" x 13'-3"

Master bedroom: 12' x 12'-5"

Bedroom: 11'-8" x 12'

Den: 11'-9" x 6'



## PLAN C2

1,198 SQ.FT. | 2 BEDROOM + DEN | 2 BATH

### DIMENSION

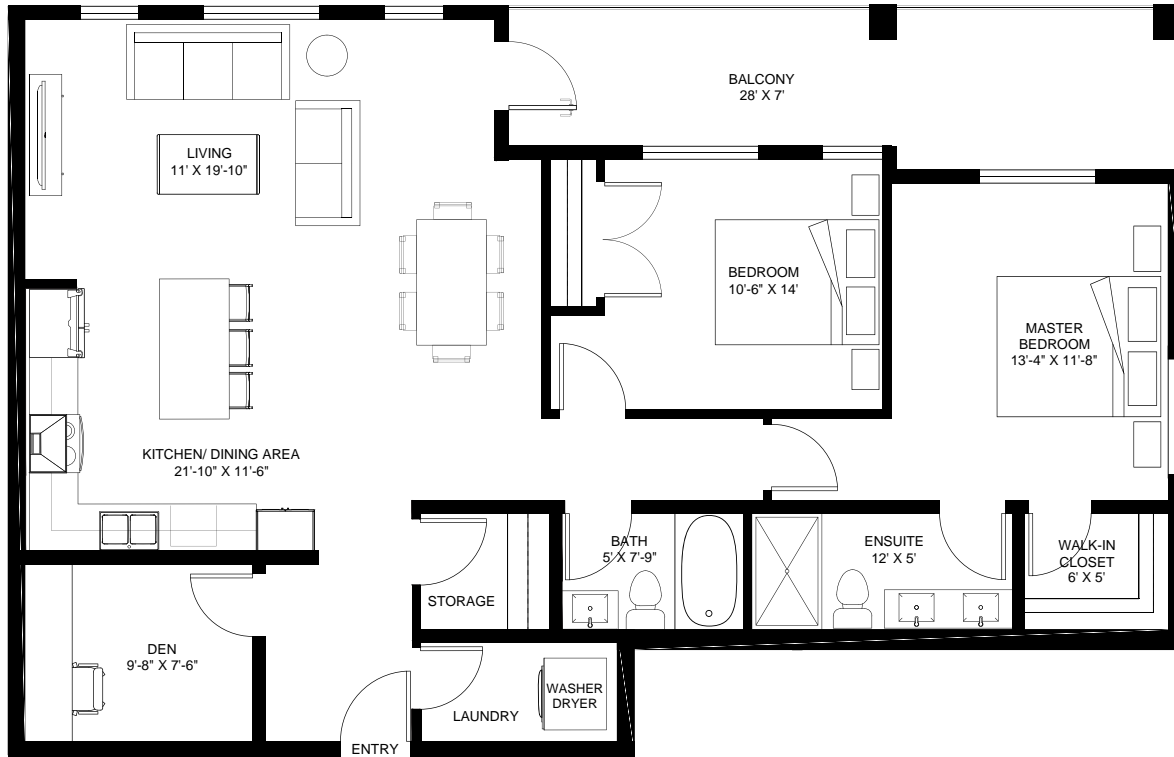
Living/Dining: 18'-2" x 12'

Kitchen: 17'-6" x 18'-2"

Master bedroom: 12'-3" x 13'-5"

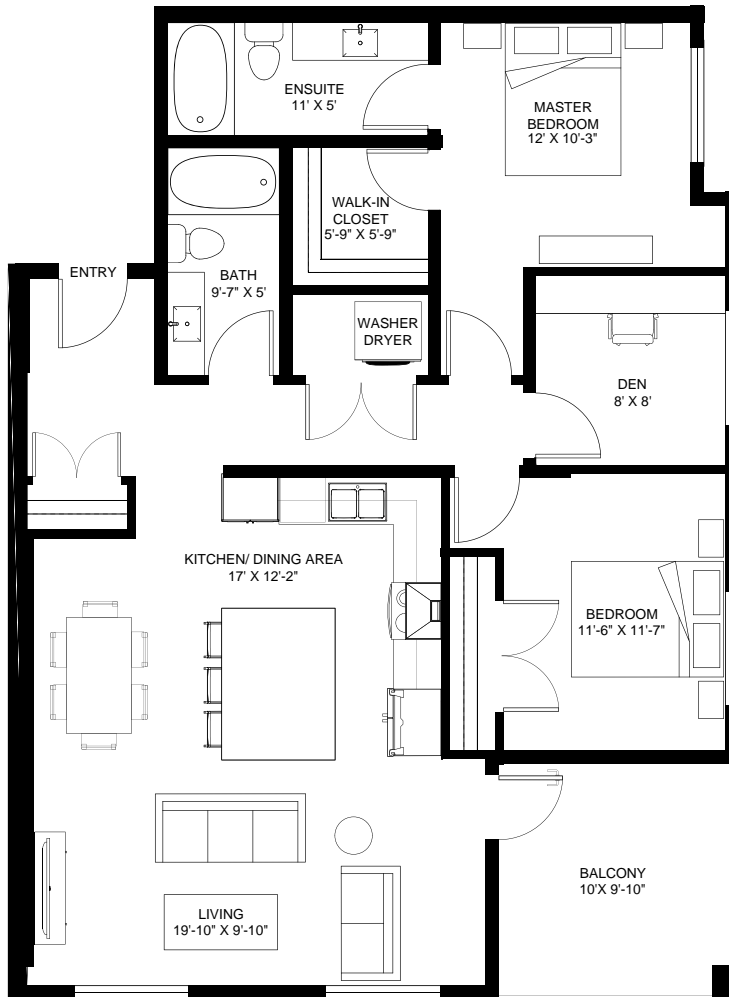
Bedroom: 11'-10" x 9'-9"

Den: 11'-4" x 6'-8"



**PLAN C3**  
1,176 SQ.FT. | 2 BEDROOM + DEN | 2 BATH

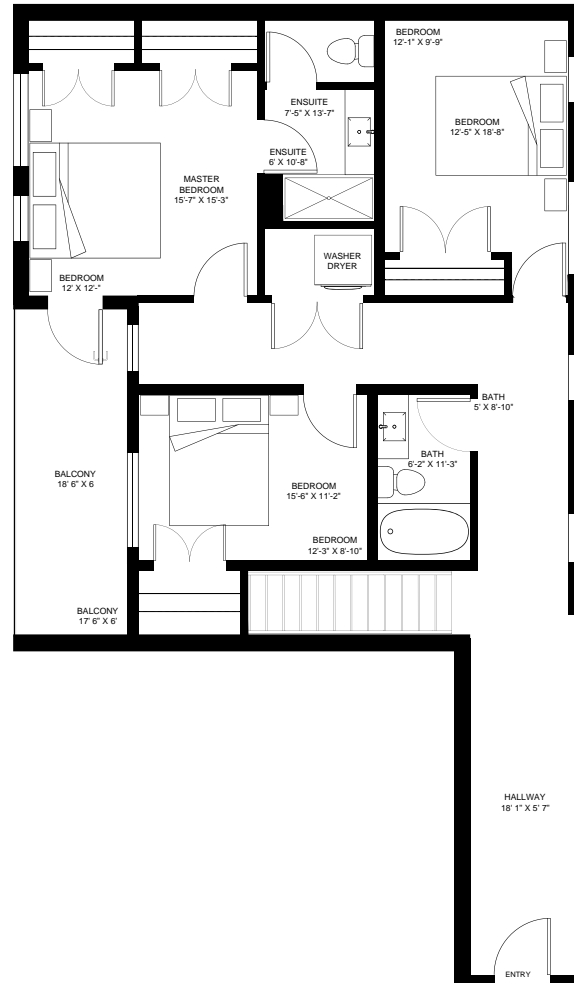
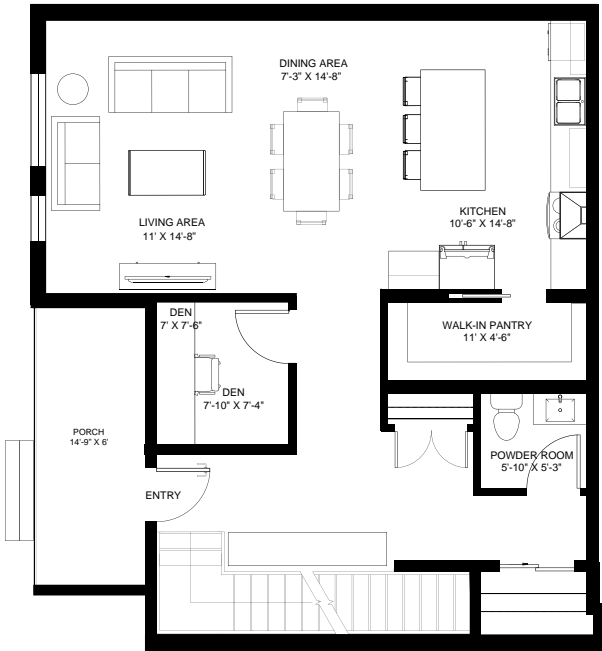
**DIMENSION**  
Living: 11' x 19'-10"  
Kitchen/Dining: 21'-10" x 11'-6"  
Master bedroom: 13'-4" x 11'-8"  
Bedroom: 10'-6" x 14'  
Den: 9'-8" x 7'-6"



**PLAN C4**  
1,078 SQ.FT. | 2 BEDROOM + DEN | 2 BATH

**DIMENSION**

- Living: 19'-10" x 9'-10"
- Kitchen/Dining: 17' x 12'-2"
- Master bedroom: 12' x 10'-3"
- Bedroom: 11'-6" x 11'-7"
- Den: 8' x 8'



## PLAN D1 (TOWNHOME)

1,781 SQ.FT. | 3 BEDROOM + DEN | 2.5 BATH

### DIMENSION

Living/Dining: 18'-8" x 15'

Kitchen: 11'-5" x 15'

Den: 7'-10" x 7'-4"

Pantry: 11' x 4'-6"

Master bedroom: 15'-7" x 15'-3"

Bedroom: 12'-5" x 16'-8"

Bedroom: 15'-6" x 11'-2"