



LUXURY ESTATE SINGLE FAMILY HOMES 3 & 4 Bedrooms

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COPPERSTONE
AT COPPERFIELD



DETAILED SITEPLAN

PHASE 4

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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-feet 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

LUXURY ESTATE SINGLE FAMILY HOMES

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FARMHOUSE



MODERN

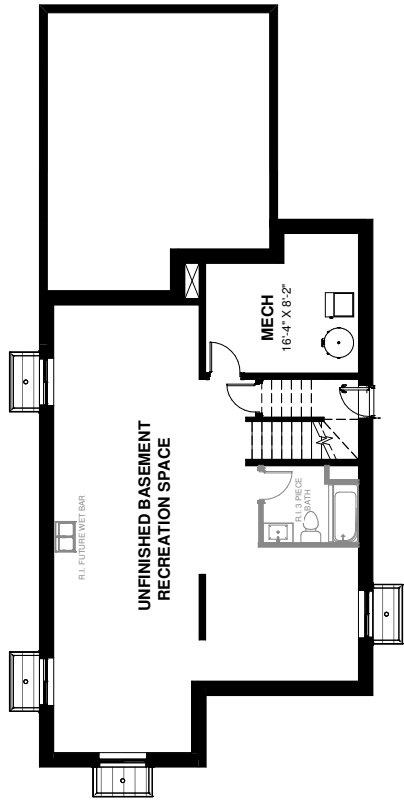
THE CANMORE

LUXURY ESTATE SINGLE FAMILY HOMES

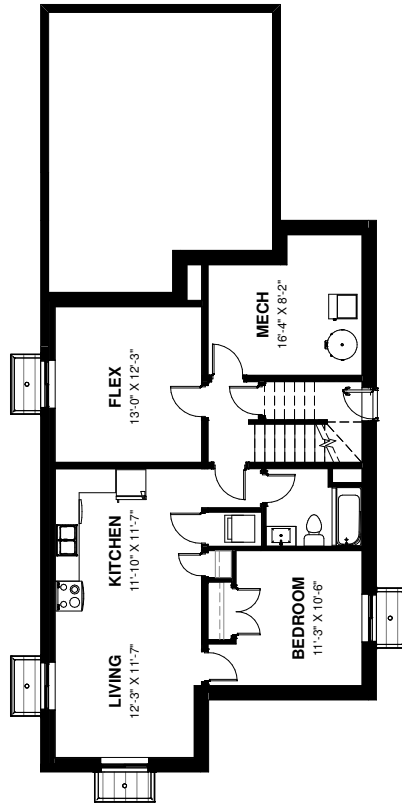
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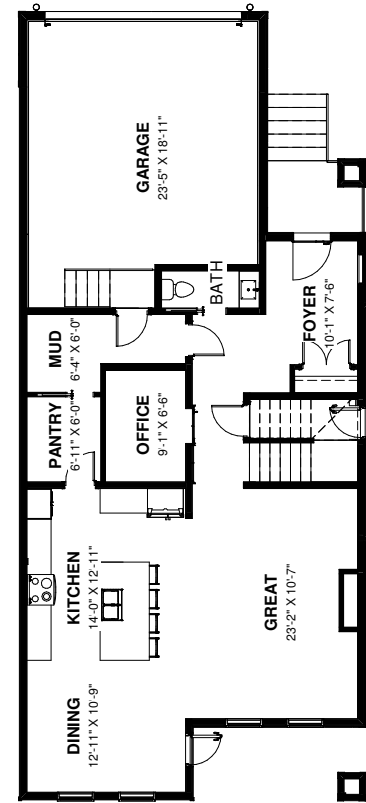
COPPERSTONE
AT COPPERFIELD



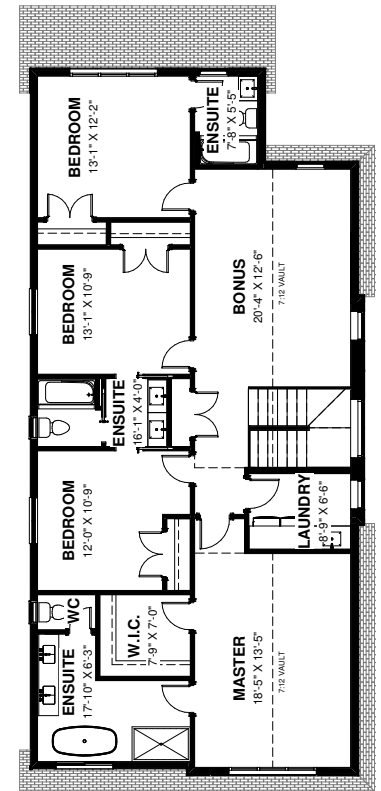
UNFINISHED BASEMENT 1,117 SQ.FT.



BASEMENT SUITE 580 SQ.FT. (OPTION)



MAIN 1,119 SQ.FT. GARAGE 451 SQ. FT.



SECOND 1,546 SQ.FT.

THE CANMORE

4 BEDROOM + BONUS ROOM | 3 BATHROOM
2,665 SQ.FT. UNFINISHED BASEMENT 1,117 SQ.FT.

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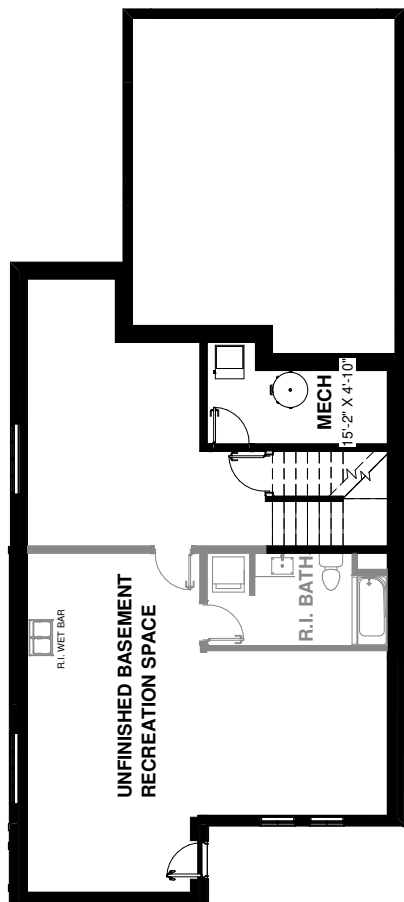
THE PRESTIGE

LUXURY ESTATE SINGLE FAMILY HOMES

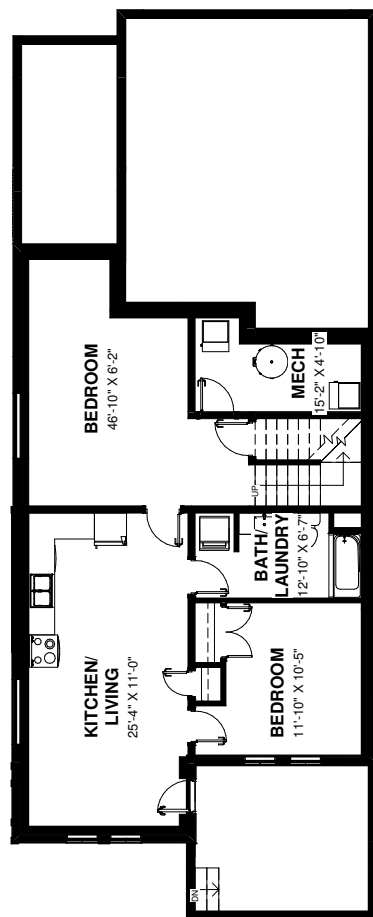
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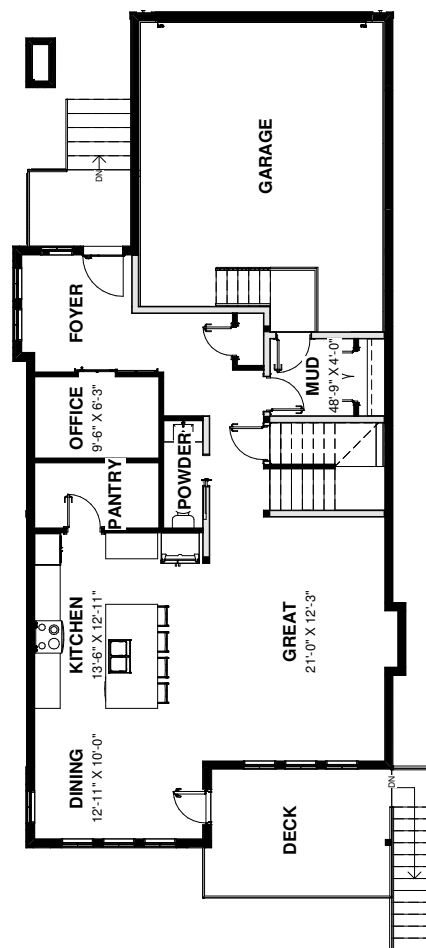
COPPERSTONE
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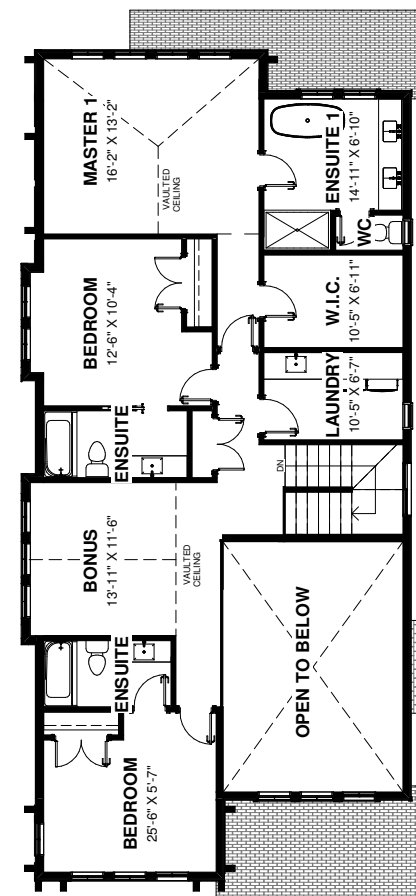
UNFINISHED BASEMENT 1,103 SQ.FT.



BASEMENT SUITE 632 SQ.FT. (OPTION)



MAIN 1,106 SQ.FT. **GARAGE** 466 SQ. FT.



SECOND 1,556 SQ.FT.

THE PRESTIGE

3 BEDROOM + OFFICE + BONUS ROOM | 3 BATHROOM
2,662 SQ.FT. UNFINISHED BASEMENT 1,103 SQ.FT.

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FARMHOUSE



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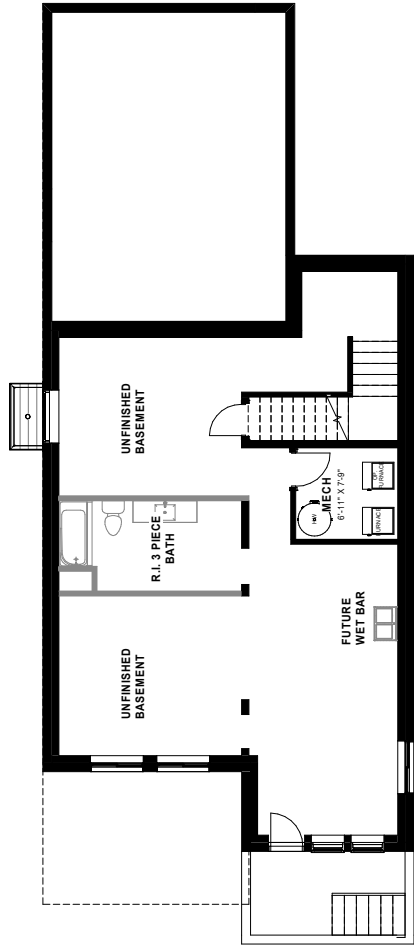
THE PRESTWICK

LUXURY ESTATE SINGLE FAMILY HOMES

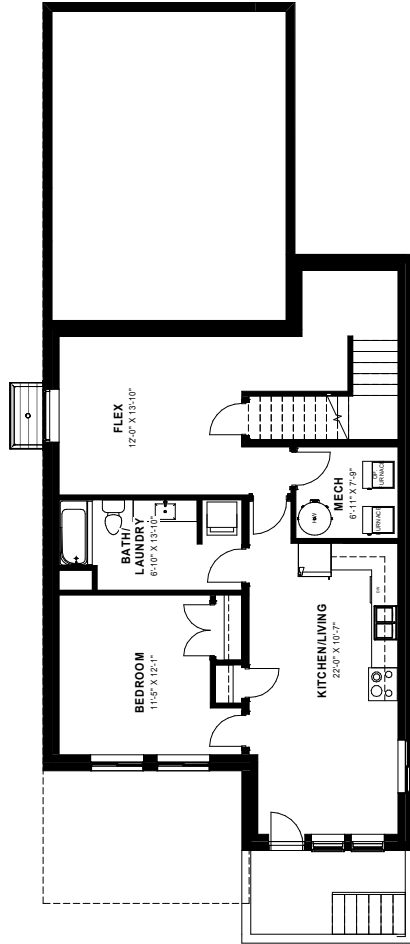
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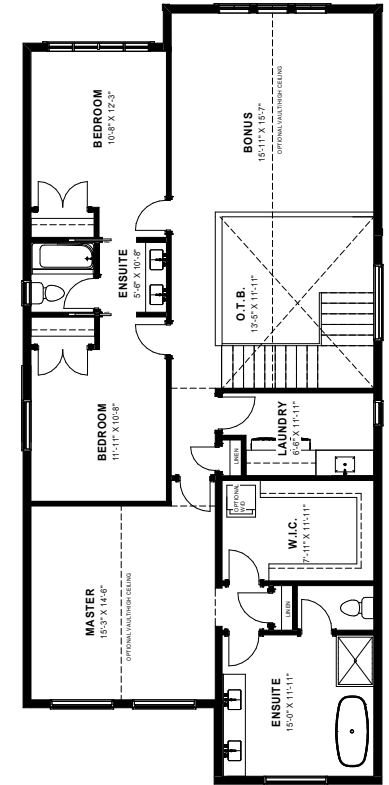
UNFINISHED BASEMENT 1,078 SQ.FT.



BASEMENT SUITE 581 SQ.FT. (OPTION)



MAIN 1,093 SQ.FT. GARAGE 438 SQ. FT.



SECOND 1,415 SQ.FT.

THE PRESTWICK

3 BEDROOM + OFFICE + BONUS ROOM | 3 BATHROOM
2,508 SQ.FT. UNFINISHED BASEMENT 1,078 SQ.FT.

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