



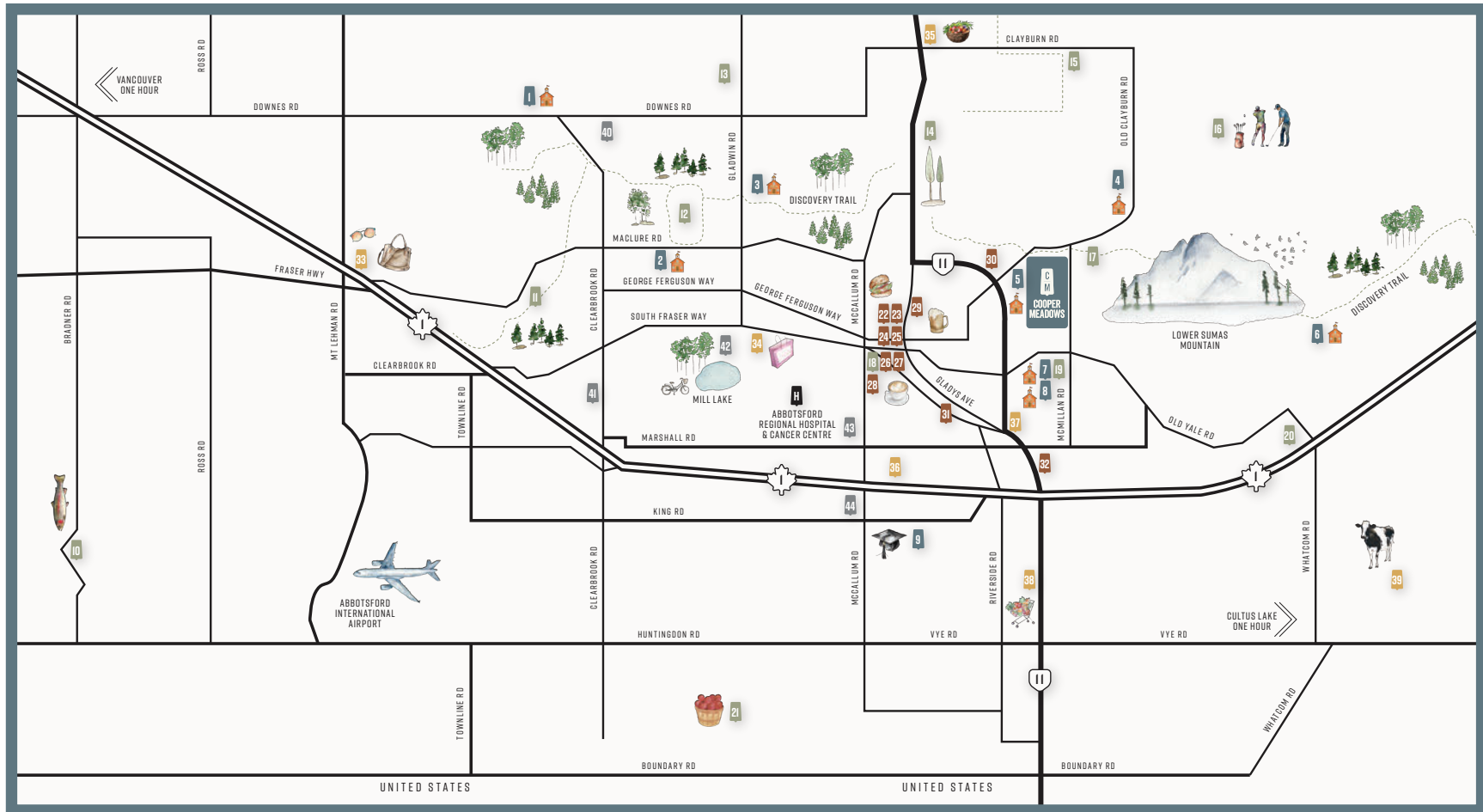
WEST FIELD

COOPER MEADOWS



COME HOME TO THE HEART OF THE VALLEY

West Field at Cooper Meadows offers the best of Valley living, combining nature with urban convenience in a prime Abbotsford location. Surrounded by parks and walking paths, West Field provides beautifully crafted homes for every stage of life in a desirable neighbourhood.



ADVENTURES AT YOUR DOORSTEP

SCHOOLS

1. MENNONITE EDUCATIONAL INSTITUTE
2. W.J. MOUAT SECONDARY
3. CHIEF DAN GEORGE MIDDLE
4. ABBOTSFORD CHRISTIAN MIDDLE & SECONDARY
5. MARGARET STENERSEN ELEMENTARY
6. ABBOTSFORD SCHOOL OF INTEGRATED ARTS
7. YALE SECONDARY
8. WILLIAM A. FRASER MIDDLE
9. UNIVERSITY OF THE FRASER VALLEY

RECREATION

10. SILVERBROOK FARM
11. DISCOVERY TRAIL ROUTE
12. ABBOTSFORD EXHIBITION PARK
13. VALLEY GOLF CENTRE
14. WILLBAND CREEK PARK
15. CLAYBURN VILLAGE
16. LEDGEVIEW GOLF CLUB
17. CASSIAR PARK
18. ABBOTSFORD FARM & COUNTRY MARKET
19. ABBOTSFORD RECREATION CENTRE
20. CASTLE FUN PARK
21. TAVES FAMILY FARMS

RESTAURANTS & CAFÉS

22. THE HABIT PROJECT
23. ANN MARIE'S CAFÉ
24. OLDHAND COFFEE
25. DUFF & CO BAKEHOUSE
26. BOW & STERN
27. THE POLLY FOX
28. BANTER ICE CREAM
29. LOU'S GRILL
30. CAFE AMARTI
31. FIELD HOUSE BREWING CO.
32. CACTUS CLUB CAFE

SHOPPING

33. HIGHSTREET SHOPPING CENTRE
34. SEVENOAKS SHOPPING CENTRE
35. LEPP FARM MARKET
36. BASS PRO SHOPS
37. ABBOTSFORD VILLAGE
38. COSTCO
39. BIRCHWOOD DAIRY

PLACES OF WORSHIP

40. NORTHVIEW COMMUNITY CHURCH
41. THE GATHERING CHURCH
42. SEVENOAKS ALLIANCE CHURCH
43. ST ANN'S CATHOLIC CHURCH
44. CENTRAL HEIGHTS CHURCH



TIMELESS DESIGN. MODERN COMFORT.

This vibrant community showcases Su Casa-designed single-family homes inspired by modern farmhouse architecture, blending timeless character with modern conveniences such as double-car garages with EV outlets, Telus Smart Home, and energy-efficient systems designed for today's lifestyles.





YOUR PRIVATE RETREAT

Front and back yards are professionally landscaped, with fully fenced back yards that provide both security and a private retreat for outdoor living.



DESIGNED FOR LIVING



ROOM TO BREATHE

Step inside to enjoy bright, style-forward interiors with thoughtfully designed three- and four-bedroom floorplans ranging from 2,841 to 2,910 square feet. Light pours in through expansive windows, while 10' ceilings on the main floor and open-concept layouts amplify the sense of space. Natural gas fireplaces with quartz surrounds bring warmth and elegance, creating inviting spaces where family and friends will naturally gather.



SU CASA

The mission at Su Casa is simple: to help people love where they live. Founded by Andy Friesen in his hometown of Abbotsford, Su Casa grew from a lifelong passion for residential design—first expressed through childhood sketches, then shaped through formal training in drafting technology, and refined through two decades of practice. Since 2005, Su Casa has specialized in designing custom homes that reflect the character and values of the families who live in them. Today, their award-winning work can be found across Canada, recognized for its thoughtful flow, practical function, and timeless beauty. With dozens of awards at the local, provincial, national, and international levels, Su Casa is proud to bring that same level of design excellence home to Abbotsford—and is pleased to partner with Morningstar at Cooper Meadows.



Nelson & Grove MISSION

MORNINGSTAR PROMISE

Morningstar has established itself as one of the leading builders of single-family homes in British Columbia, having successfully built over 2,400 homes across more than 40 neighbourhoods throughout the Lower Mainland. We are proud to be an associate of Polygon Homes Limited, one of the region's top homebuilders. Since 1980, Polygon and its associated companies have built more than 34,000 homes, drawing on decades of experience to provide homeowners—at any stage of life and in any Lower Mainland municipality—with the confidence and peace of mind that comes with purchasing a well-crafted home. Morningstar is committed to upholding and expanding upon Polygon's strong reputation for quality design, durable construction, and exceptional customer service. Plan your next move with us—we promise to make your experience truly exceptional.



Nelson & Grove MISSION



FLOORPLANS & FEATURES

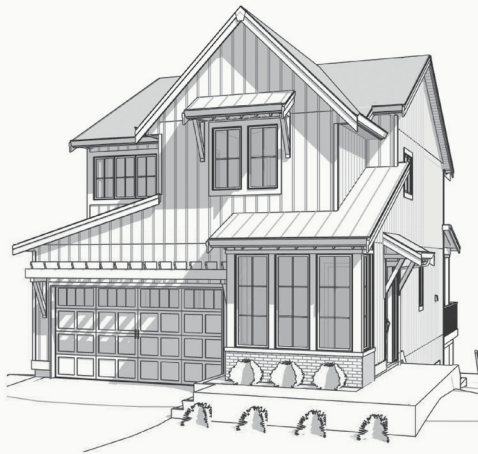
Ascott

TOTAL AREA 2910 SQ FT (INCLUDING UNFINISHED BASEMENT)



WEST FIELD

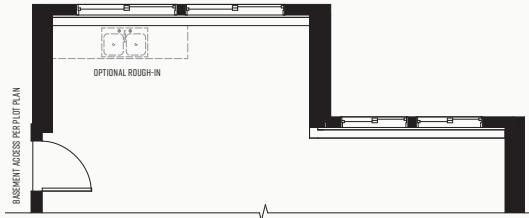
COOPER MEADOWS



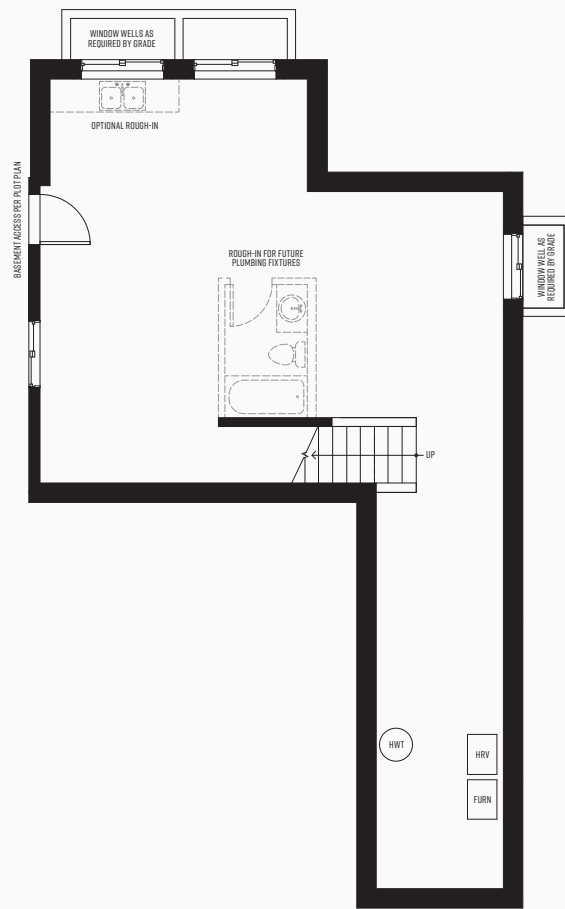
A

B

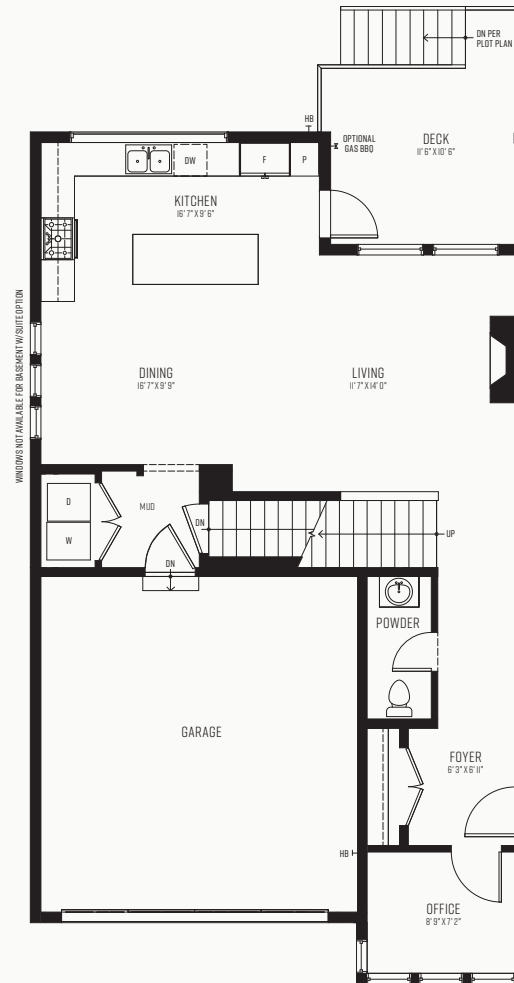
C



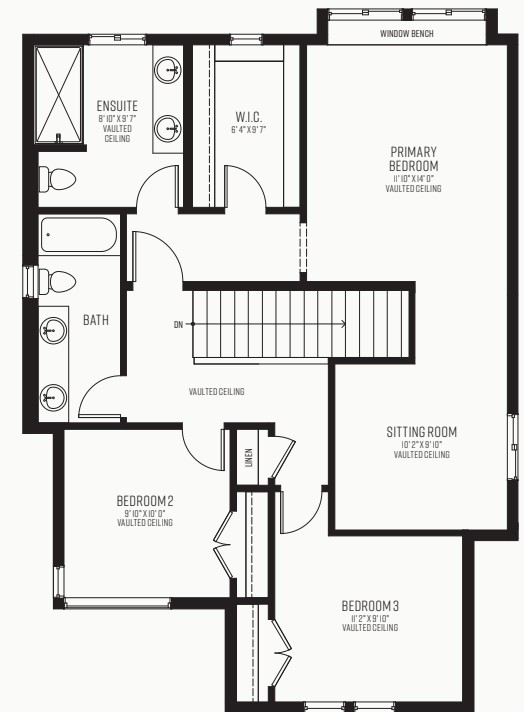
UNFINISHED DAYLIGHT BASEMENT



UNFINISHED BASEMENT
946 SQ FT

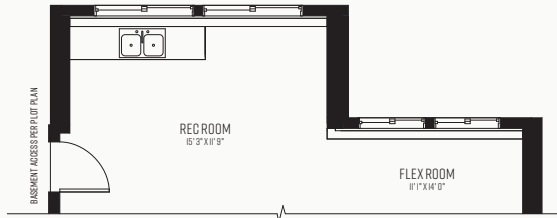


MAIN FLOOR
946 SQ FT

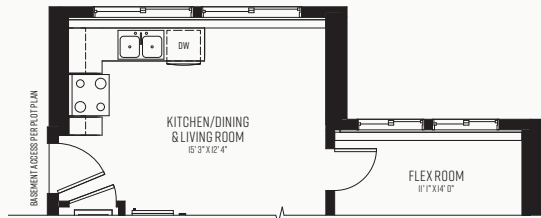


UPPER FLOOR · SITTING ROOM
1018 SQ FT

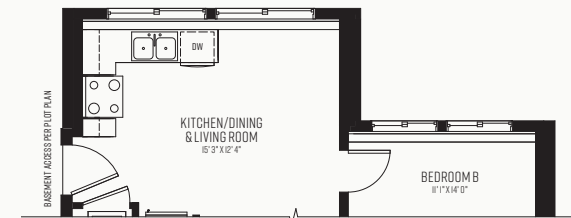
Ascott BASEMENT OPTIONS



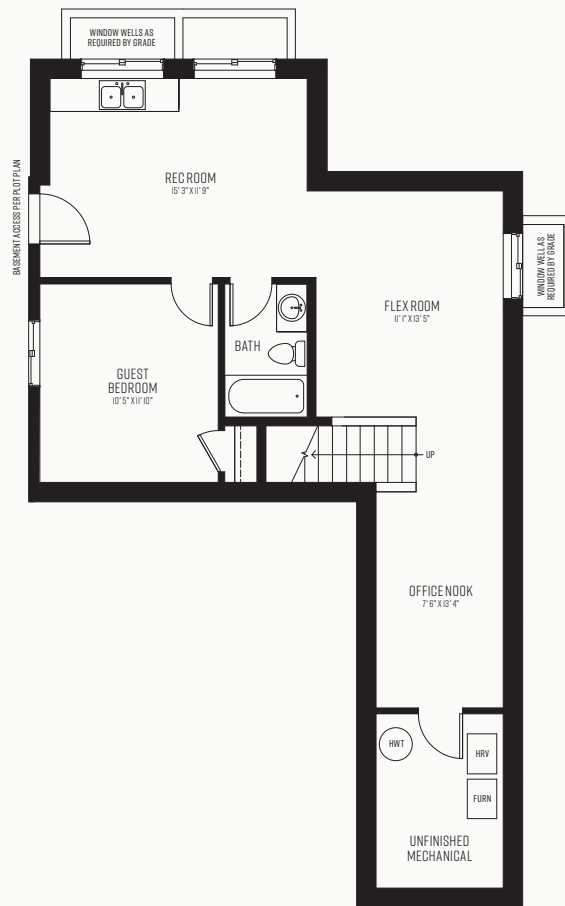
FINISHED DAYLIGHT BASEMENT



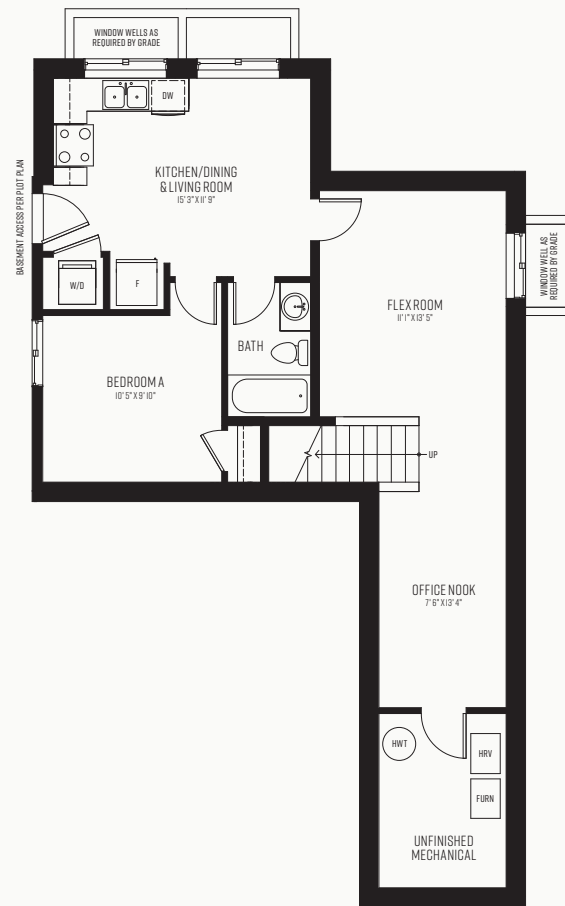
FINISHED DAYLIGHT BASEMENT
WITH 1 BEDROOM SUITE



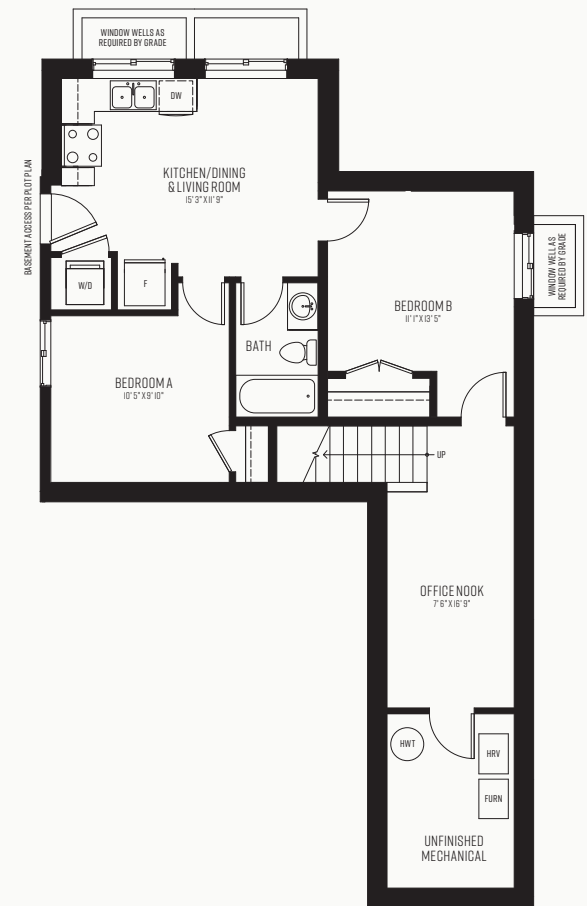
FINISHED DAYLIGHT BASEMENT
WITH 2 BEDROOM SUITE



FINISHED BASEMENT
946 SQ FT

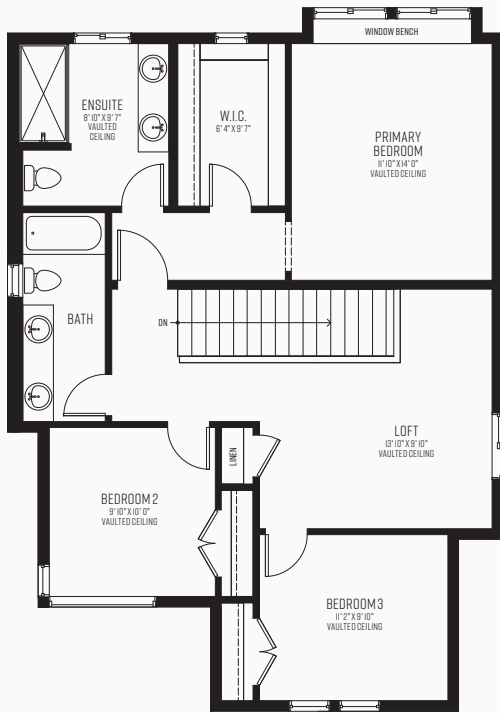


FINISHED BASEMENT · 1 BEDROOM SUITE
SUITE 444 SQ FT · BASEMENT 502 SQ FT

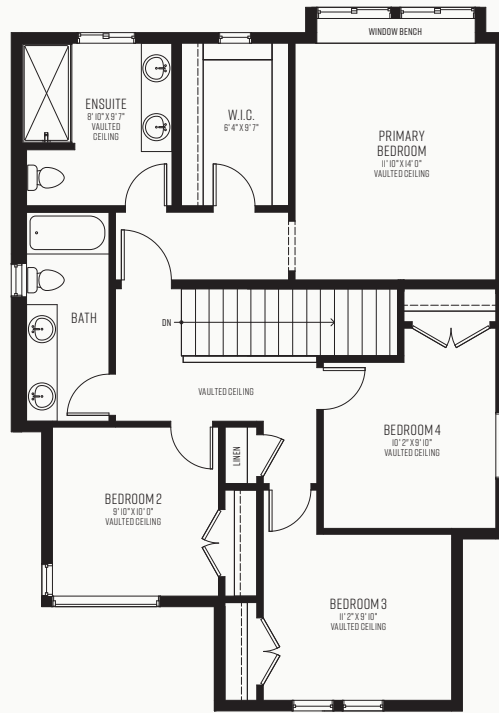


FINISHED BASEMENT · 2 BEDROOM SUITE
SUITE 633 SQ FT · BASEMENT 313 SQ FT

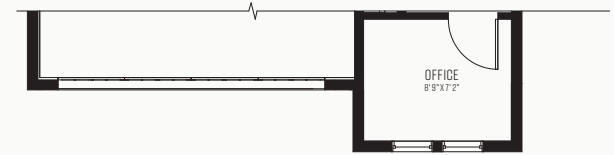
Ascott UPPER & MAIN OPTIONS



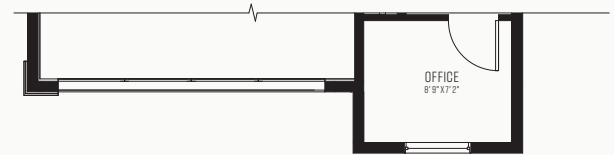
UPPER · LOFT
ASCOTT A · 1018 SQ FT



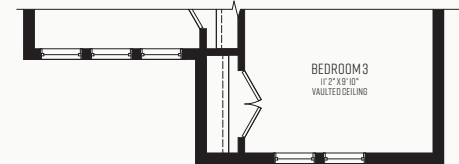
UPPER · 4 BEDROOMS
ASCOTT A · 1018 SQ FT



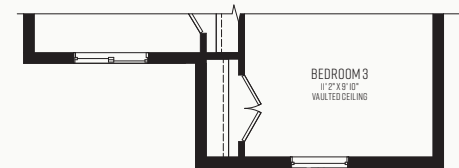
MAIN · ASCOTT B



MAIN · ASCOTT C



UPPER · ASCOTT B



UPPER · ASCOTT C

The developer reserves the right to make modifications to floor plans, elevations, features and/or finishes without notice. Sizes are based on architectural measurements E. & O.E. All landscaping elements for illustrative purposes only. Refer to plot plan.

MORNINGSTAR

MORNINGSTAR WEST FIELD HOMES LTD.
COOPER MEADOWS DEVELOPMENTS LTD.

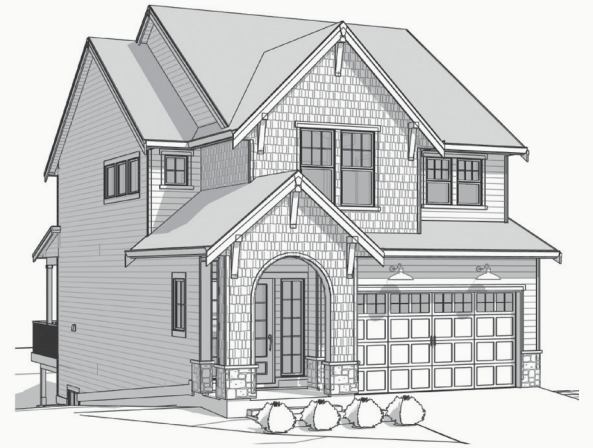
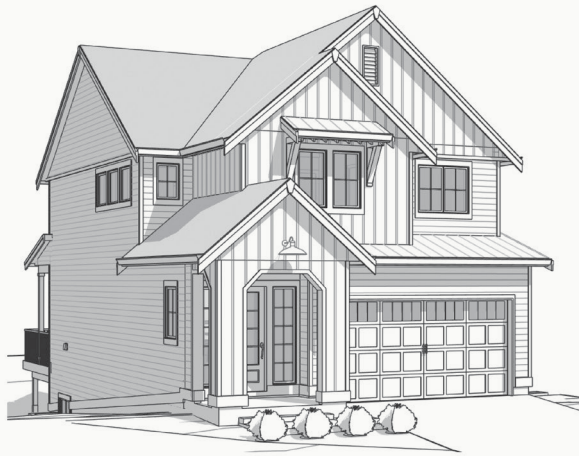
Everett

TOTAL AREA 2898 SQ FT (INCLUDING UNFINISHED BASEMENT)



WEST FIELD

COOPER MEADOWS



A

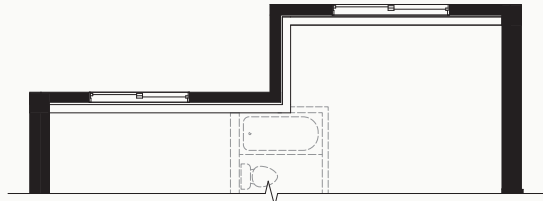


B

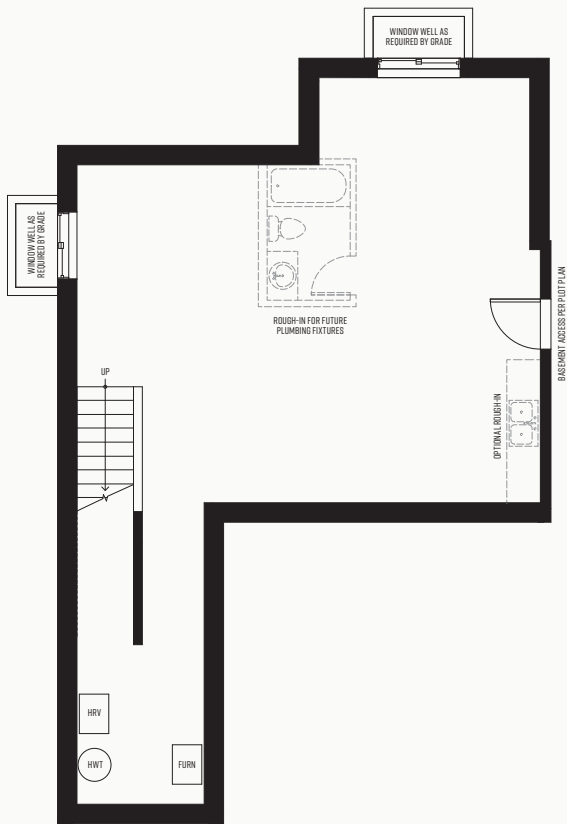


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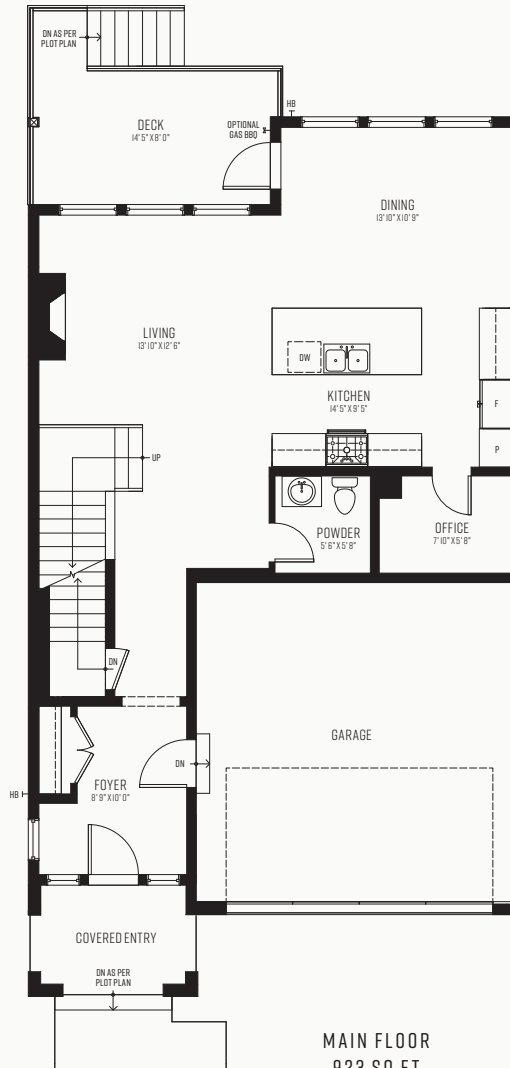
Everett FLOOR PLAN · EVERETT A



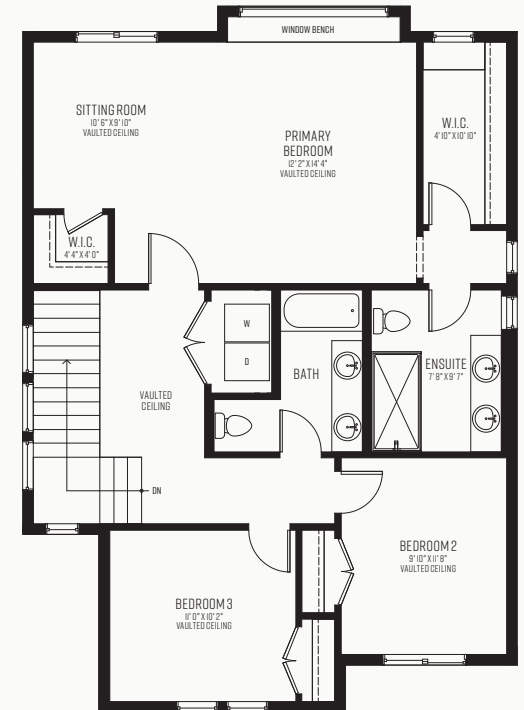
UNFINISHED DAYLIGHT BASEMENT



UNFINISHED BASEMENT
923 SQ FT

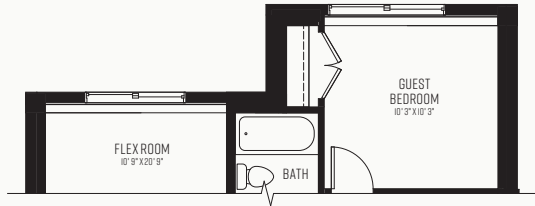


MAIN FLOOR
923 SQ FT

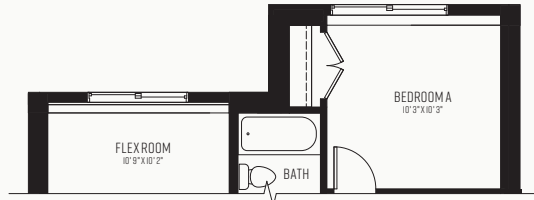


UPPER FLOOR · SITTING ROOM
1052 SQ FT

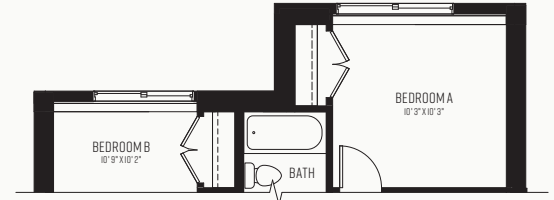
Everett BASEMENT OPTIONS



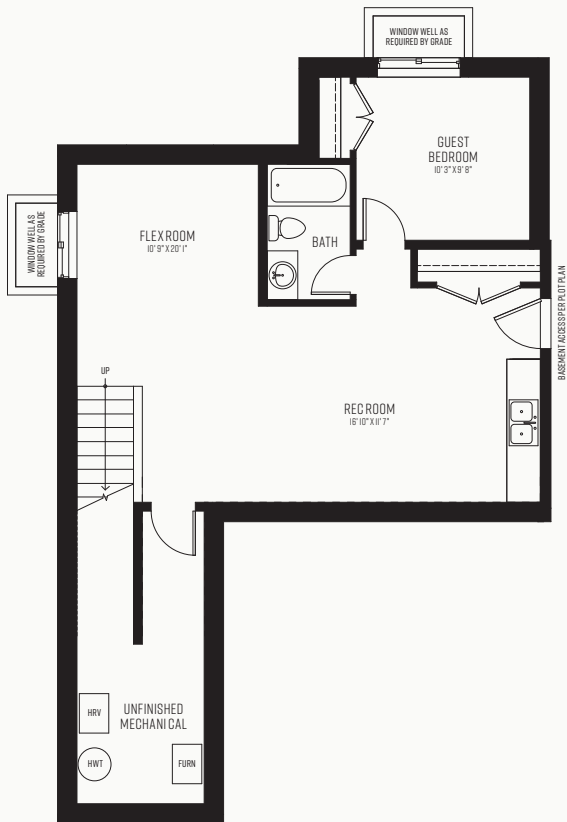
FINISHED DAYLIGHT BASEMENT



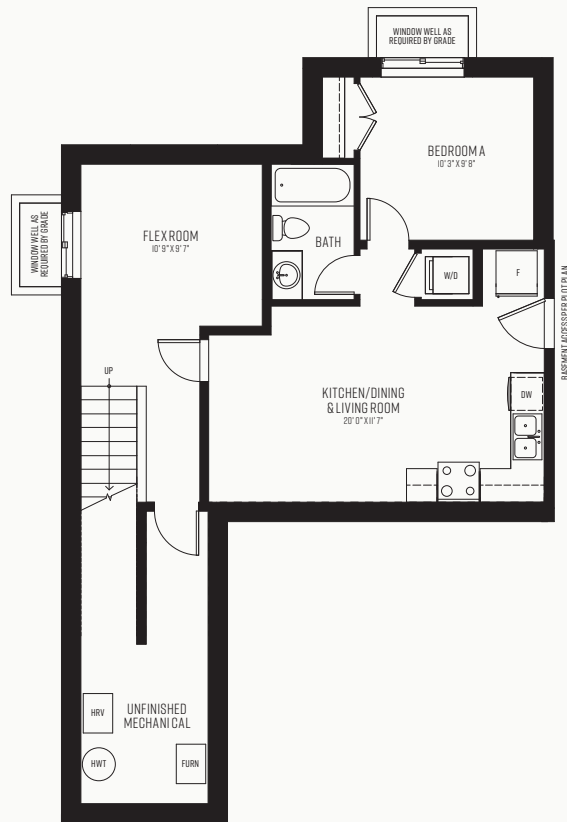
FINISHED DAYLIGHT BASEMENT WITH 1 BEDROOM SUITE



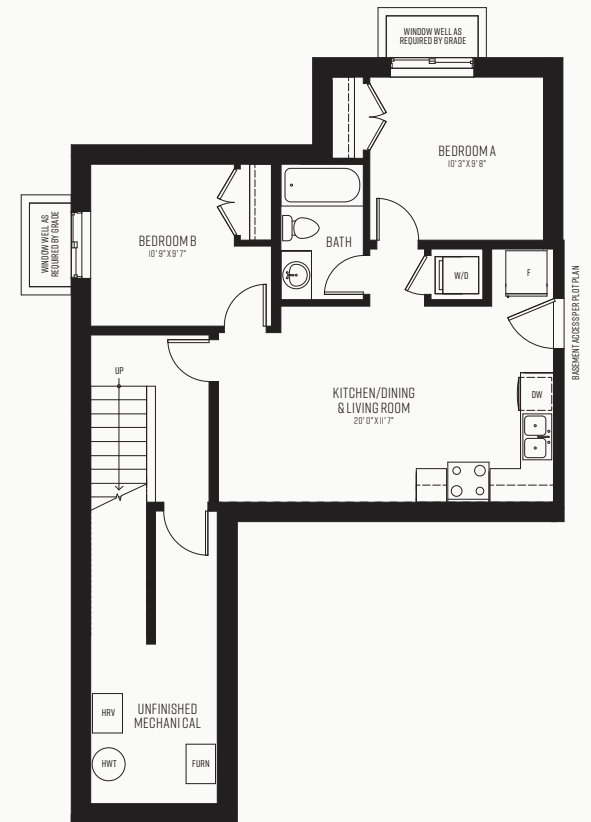
FINISHED DAYLIGHT BASEMENT WITH 2 BEDROOM SUITE



FINISHED BASEMENT
923 SQ FT



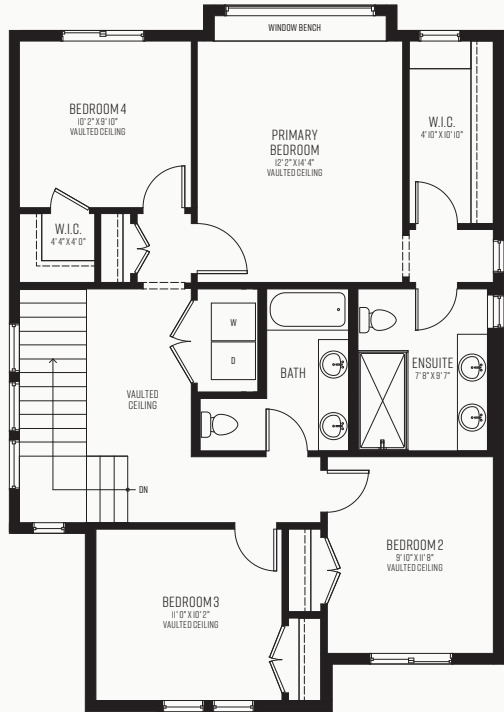
FINISHED BASEMENT • 1 BEDROOM SUITE
SUITE 500 SQ FT • BASEMENT 423 SQ FT



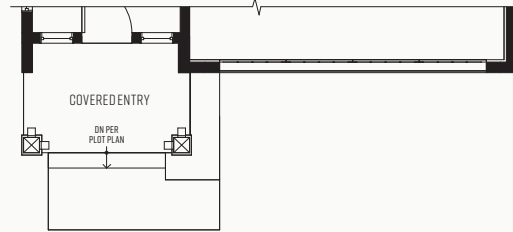
FINISHED BASEMENT • 2 BEDROOM SUITE
SUITE 639 SQ FT • BASEMENT 284 SQ FT

Everett

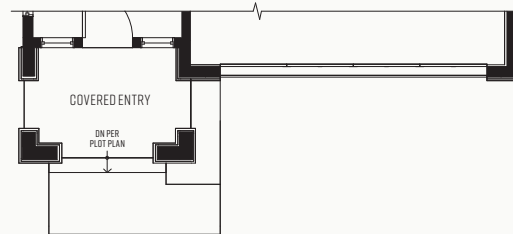
UPPER & MAIN OPTIONS



UPPER · 4 BEDROOMS
EVERETT A · 1052 SQ FT



MAIN · EVERETT B



MAIN · EVERETT C



UPPER · EVERETT B



UPPER · EVERETT C

Glenridge

TOTAL AREA 2841 SQ FT (INCLUDING UNFINISHED BASEMENT)



WEST FIELD

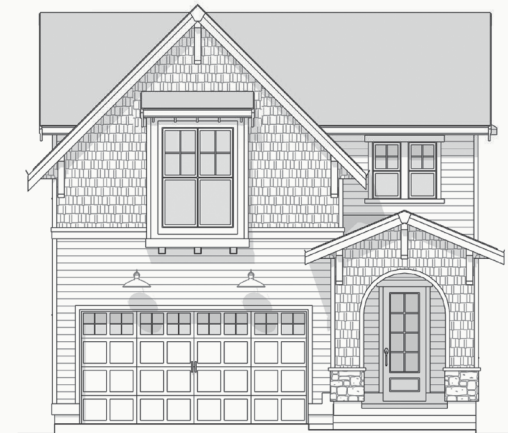
COOPER MEADOWS



A

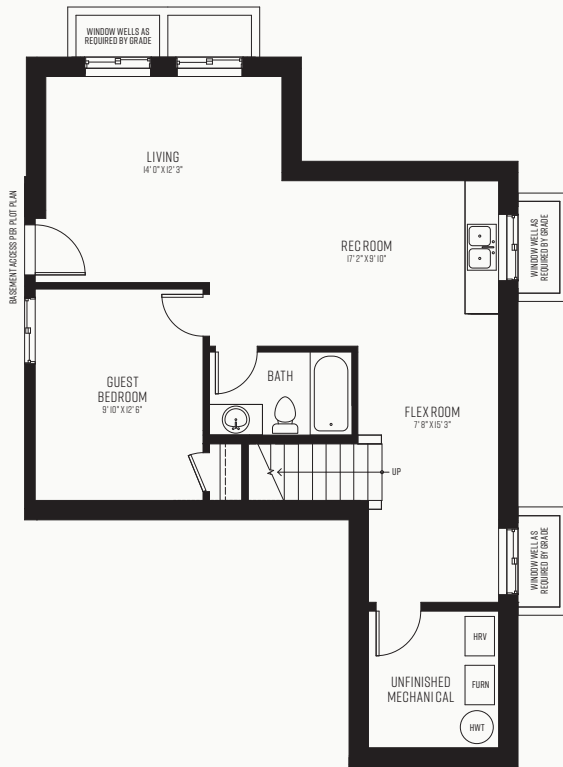


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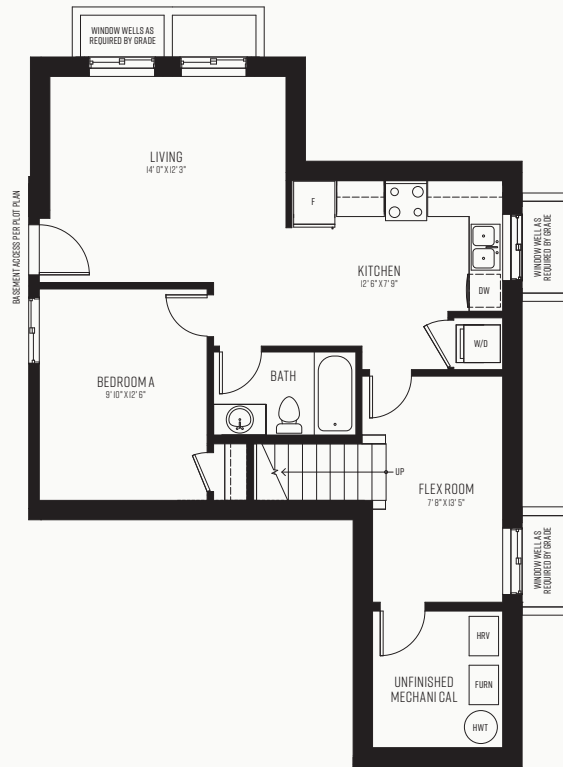


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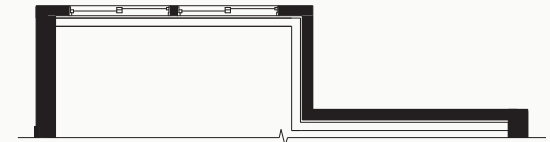
Glenridge BASEMENT OPTIONS



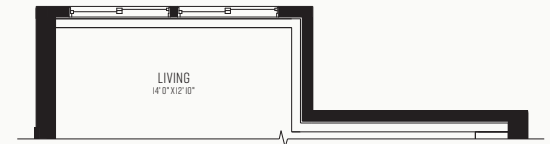
FINISHED BASEMENT
884 SQ FT



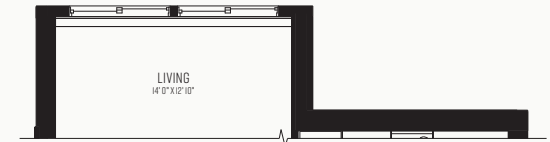
FINISHED BASEMENT • 1 BEDROOM SUITE
SUITE 613 SQ FT • BASEMENT 271 SQ FT



UNFINISHED DAYLIGHT BASEMENT

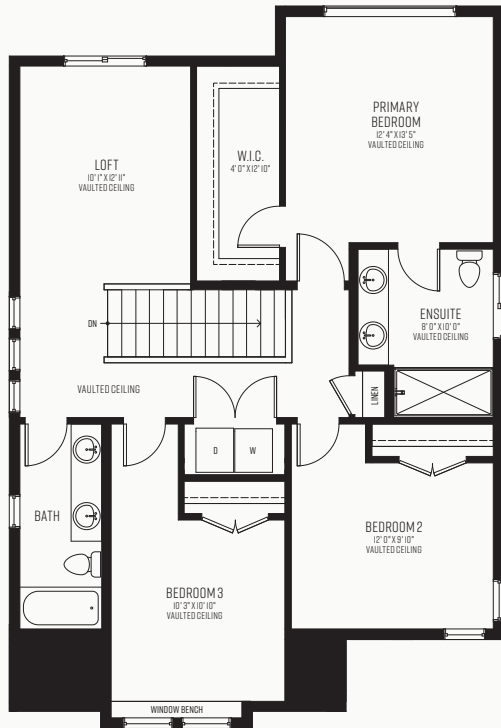


FINISHED DAYLIGHT BASEMENT

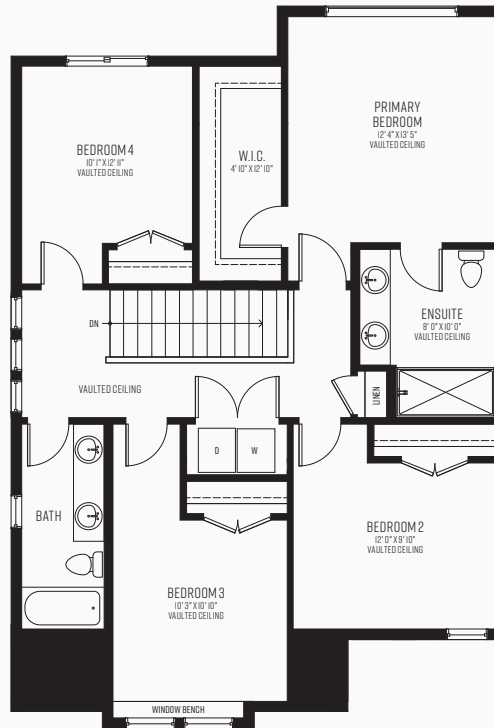


FINISHED DAYLIGHT BASEMENT • 1 BEDROOM SUITE

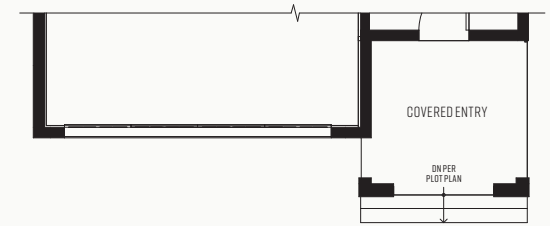
Glenridge MAIN & UPPER OPTIONS



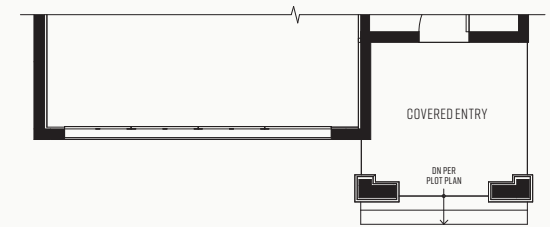
UPPER · LOFT
GLENRIDGE A · 1073 SQ FT



UPPER · 4 BEDROOMS
GLENRIDGE A · 1073 SQ FT



MAIN · GLENRIDGE B



MAIN · GLENRIDGE C



UPPER · GLENRIDGE B



UPPER · GLENRIDGE C

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SITEPLAN



WEST FIELD

COOPER MEADOWS



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MORNINGSTAR

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COOPER MEADOWS DEVELOPMENTS LTD.