

HOME
COLLECTION

70

UPPER MOUNT ALBION ROAD | STONEY CREEK





50 x 252 ft lot backing onto protected conservation land

Welcome to 70 Upper Mount Albion Road, Stoney Creek. Designed with the elegance of Toronto and Oakville modern architecture in mind,

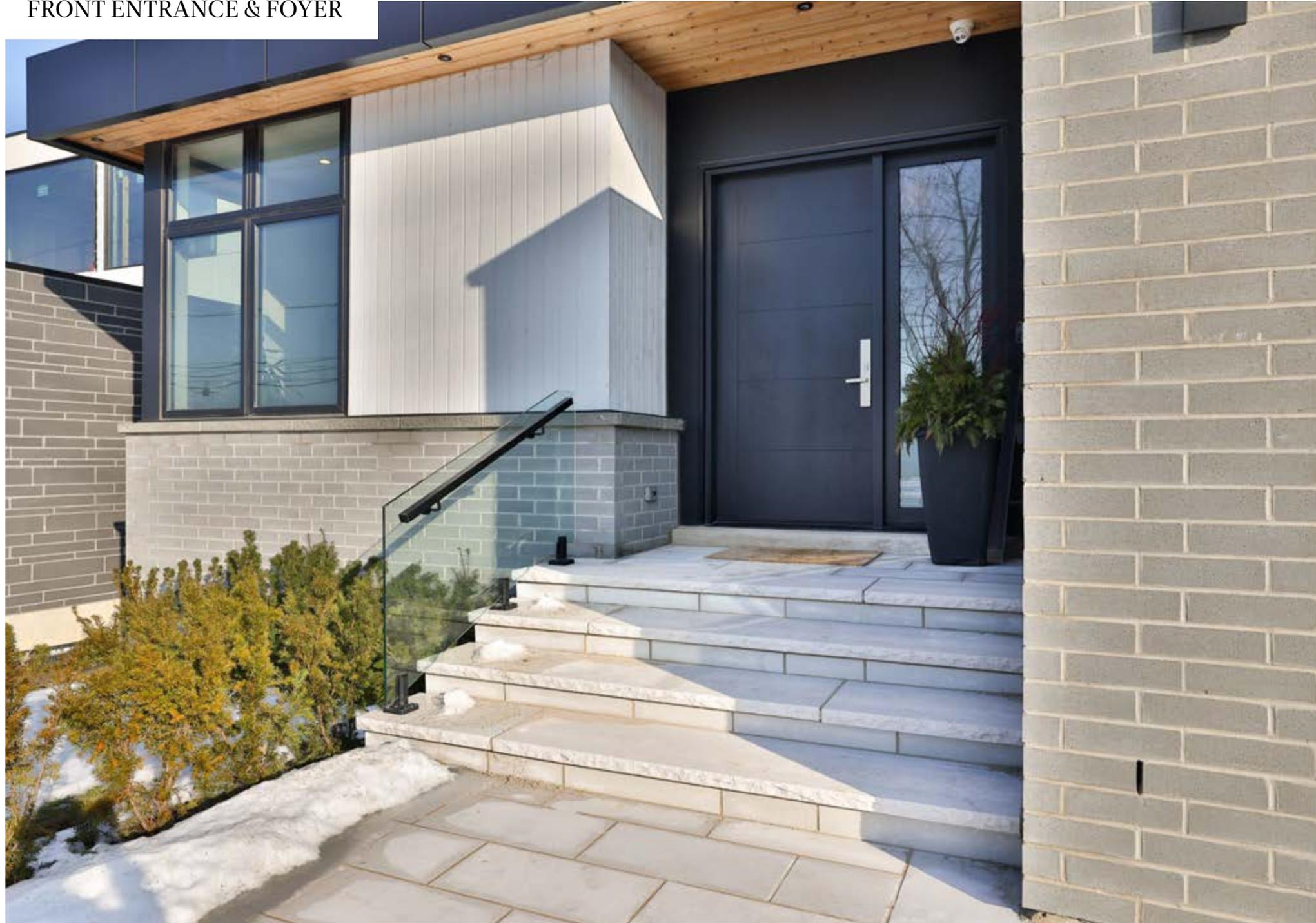
this striking home offers 6 bedrooms and 4 bathrooms on an exceptionally deep 50 x 252 ft lot backing onto protected conservation land. With more than 4,000 square feet of refined living space, the residence is finished with custom imported Italian millwork, a contemporary kitchen featuring Jenn-Air appliances, quartz surfaces, and a full quartz backsplash. Expansive windows fill the home with natural light, highlighting hardwood floors throughout the main and upper levels, enhanced ceiling heights, and a statement mono-beam staircase with glass railings.

A covered rear patio extends the living space outdoors, while a private side entrance leads to a fully finished basement—ideal for multi-generational living or future in-law accommodations. The location offers the perfect balance of nature and convenience: everyday essentials such as Starbucks, Sobeys, LCBO, Indigo, HomeSense, Cineplex, and a wide selection of dining options are within a 10-minute walk. Outdoor enthusiasts will love being just steps from the Eramosa Karst trails and the East Mountain biking loop, while quick access to the Red Hill Valley Parkway and the LINC makes commuting effortless.

While photos offer a glimpse, they don't fully capture the craftsmanship, scale, and level of finish throughout the home... you truly need to experience it in person to appreciate the quality and luxury.

This home truly delivers a modern design, privacy, and lifestyle convenience all in one exceptional package.

FRONT ENTRANCE & FOYER



OFFICE & POWDER ROOM



LIVING ROOM



KITCHEN & DINING AREA



PRIMARY BEDROOM & ENSUITE



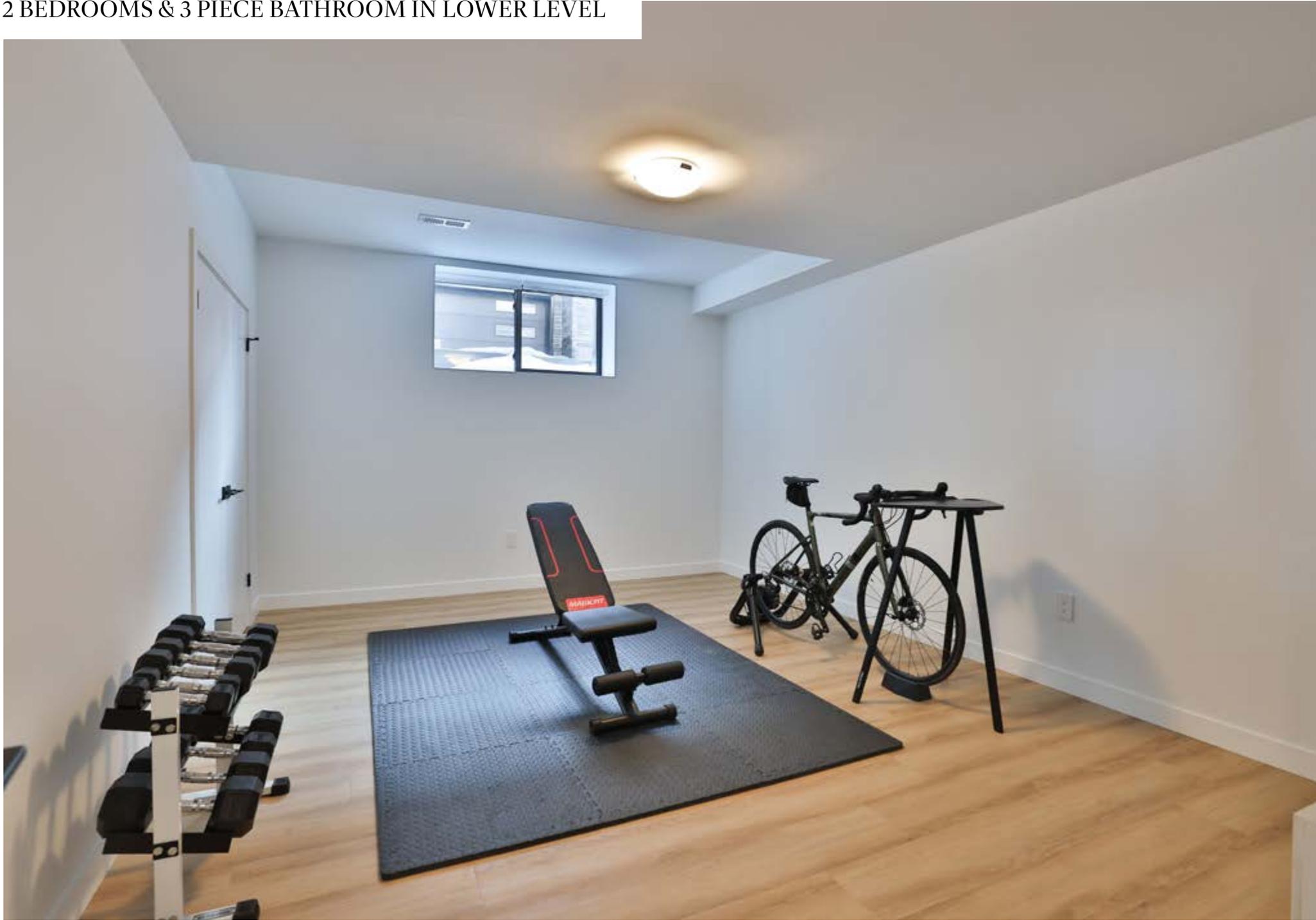
3 ADDITIONAL BEDROOMS, MAIN BATHROOM & LAUNDRY ROOM ON SECOND FLOOR



FINISHED LOWER LEVEL REC ROOM WITH WALK-UP TO GARAGE



2 BEDROOMS & 3 PIECE BATHROOM IN LOWER LEVEL



COVERED BALCONY AND A DEEP LOT WITH UNLIMITED POTENTIAL



VIRTUAL RENDERING



VIRTUAL RENDERING

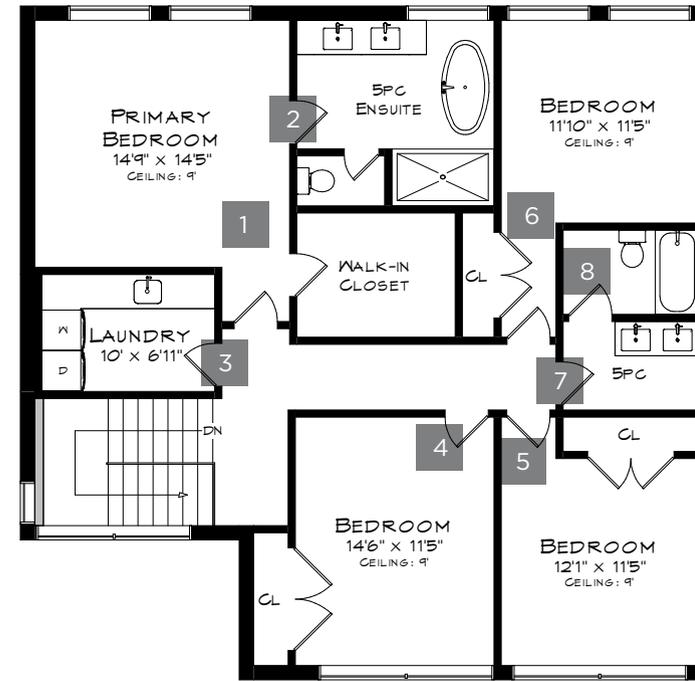
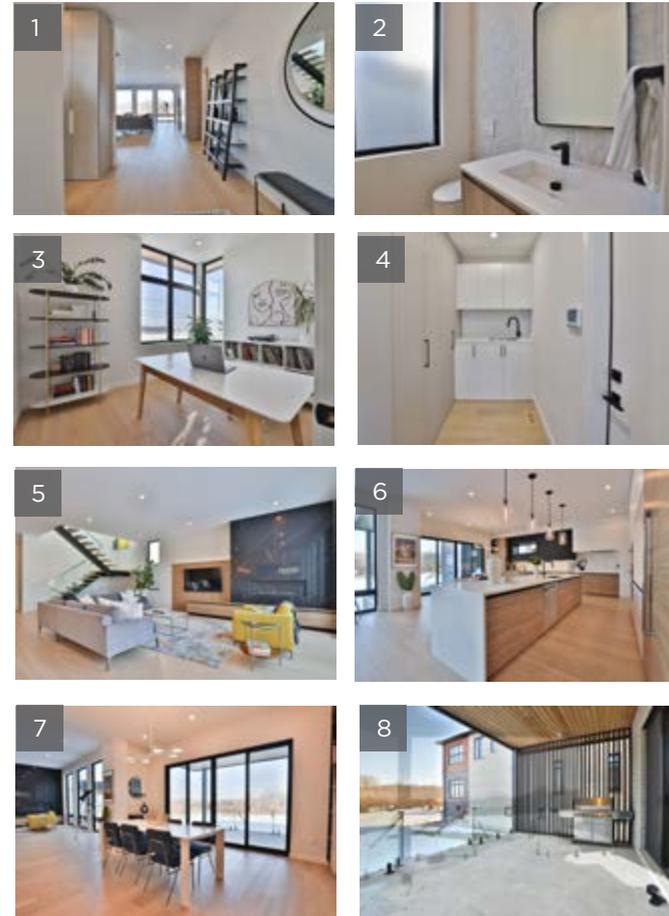
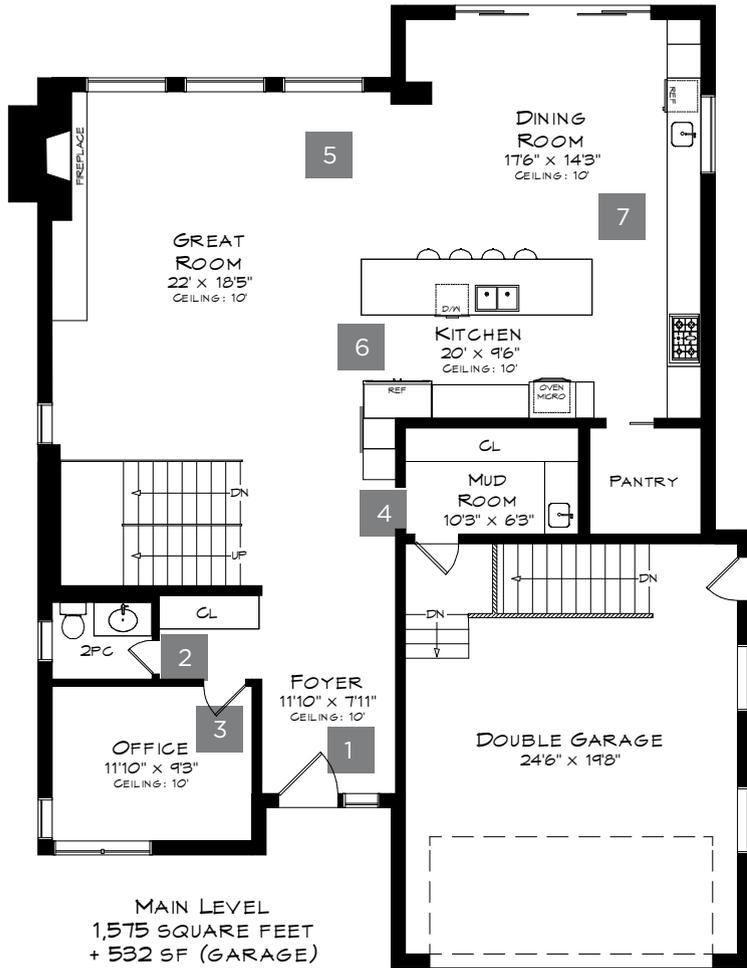


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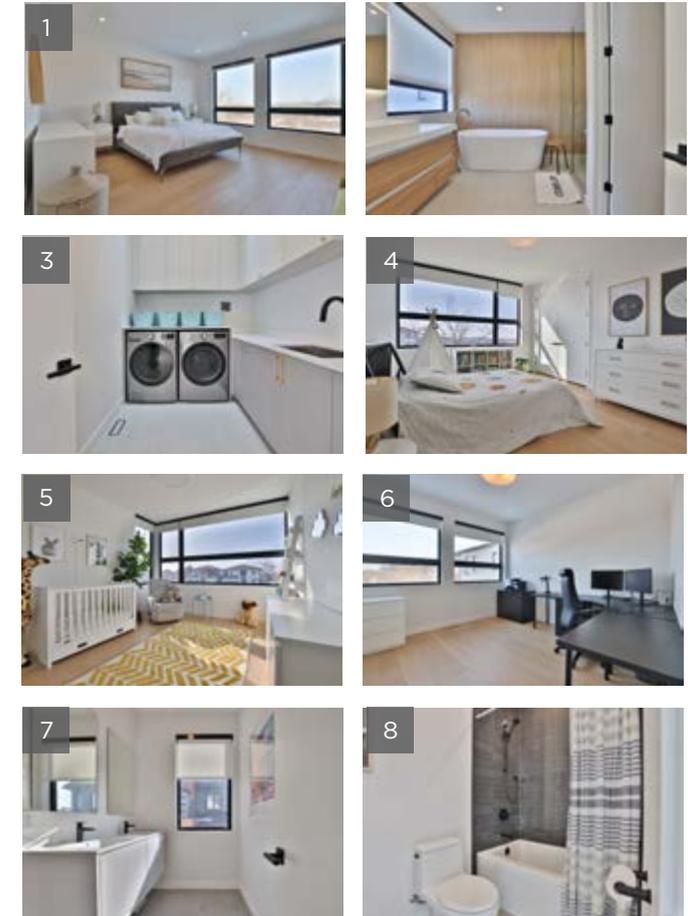
FLOOR PLANS - MAIN LEVEL

FLOOR PLANS - SECOND LEVEL

TOTAL SQUARE FOOTAGE
4,676 SQ.FT. **8** COVERED DECK



10'
Measurements may not be 100% accurate and should be used as a guideline only. February - 2026



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70 UPPER MOUNT ALBION ROAD

Located minutes from the intersection of the Upper Red Hill Valley Parkway and Stonechurch Rd. E on the Stoney Creek Mountain, this custom home is one of two exclusive designs being built in this signature development by Westpark Homes. With a rare 50'x250' lot size, conservation lands abutting the rear yard, and adjacent to a brand new community park (under construction), there is no shortage of features making this development one of a kind. The custom design by award winning architect, SMPL Design Studio, features contemporary living top to bottom with oversized windows throughout for maximum natural light. The Heritage Green Commercial Plaza, within walking distance, provides an abundance of amenities including Sobeys, LCBO, Starbucks, Cineplex Theatres, and several popular shops and restaurants.

FEATURES & AMENITIES

- Exterior Features
- Foundation & Concrete Floors
- Structural Features
- Windows & Doors
- HVAC
- Plumbing
- Electrical
- Smart Home Systems
- Insulation & Draft Control
- Drywall
- Interior Features
- Painting
- Stairs, Trim, Millwork, Hardware
- Cabinetry & Countertops
- Appliances
- Flooring & Wall Coverings
- Landscaping
- Warranty

EXTERIOR FEATURES

- Contemporary exterior finishes selected by SMPL Design Studio including:
- Gray concrete brick with smooth finish.
- Black Aluminum Composite Material (ACM) Paneling – 30 Year Colour Warranty.
- White wood siding with modern profile – 50 year wood decay warranty, 15 year stain warranty.
- Flush insulated steel sectional roll up garage door.
- Black maintenance free aluminum soffit, eaves, fascia, and downspouts.
- Custom fabricated square eavestrough for all pitched roof areas.
- Westpark Upgrade: Cedar plank tongue & groove soffit in front and rear porch.
- IKO 30-year warranty self-sealing asphalt shingles complete with metal drip edge for eave protection providing a long lasting roof.
- Asphalt based roofing system (Modified Bitumen two ply torch membrane) for all low slope areas.

FOUNDATION & CONCRETE FLOORS

- Reinforced poured concrete porches and garage floors with steel bars.
- 10" thick concrete foundation walls with heavy duty blanket wrap, damp proofing and weeping tiles on the exterior.
- Cold cellar with outside air vent, motion sensed light and insulated steel door.
- 9-0' basement forms providing extra basement height.
- Westpark Upgrade: Poured concrete porches & steps with smooth finish, sharp edging and floating stair for detail.

STRUCTURAL FEATURES

- 2" x 6" spruce exterior walls with 7/16" OSB sheathing.
- 1/2" plywood roof sheathing.
- 5/8" tongue and groove floor sheathing glued or screwed and nailed down.
- 11-7/8" engineered floor joists throughout.
- Steel/wood engineered beams and posts, as per plan.

WINDOWS & DOORS

- Oversized fiberglass frame windows with modern profile, factory painted black interior and exterior.
- Modern window locking mechanisms to match window style.
- Extra wide (42" x 96") single entry front door with large side lite, factory painted black.
- Single entry fiberglass side door with vinyl clad contemporary frame and brickmould, factory painted black.
- Single entry fiberglass garage to house door with wood frame and safety self-closure on hinges, painted black.
- Single entry fiberglass garage to basement door with wood frame and brick mould, painted black.
- 5'-0 x 3'-0 sliding basement windows, factory painted black interior and exterior.

HVAC

- 13 SEER 5.0-ton air conditioner complete with high and low voltage wiring.
- High efficiency forced air gas furnace complete with ECM.
- HRV unit for fresh air intake c/w low voltage wiring for operation from main floor.
- Exhaust fans vented to the outside in all bathrooms and laundry.
- Kitchen exhaust fan with 10" piping installed over the stove vented to outside.
- Bosch tankless hot water heater.
- EcoBee smart thermostat with Wi-Fi connectivity.

DETAILS & FEATURES



PLUMBING

Powder Room

- Kerasan (Italian made) wall mount toilet. (Figure 1A)
- In-wall carrier system, concealed tank with actuator flush panel. (Figure 1B)
- Single lever Graff lavatory faucet in architectural black. (Figure 2)

Kitchen

- 30" super single black stainless steel kitchen sink. (Figure 3)
- Brizo single lever pull-down faucet. (Figure 4)
- 23" super single black stainless steel bar sink. (Figure 5)
- Brizo single lever pull down bar faucet.

Mudroom

- 23" single stainless steel mudroom sink. (Figure 6)
- Black Delta single lever pull down faucet.

Shared Bathroom

- Adora soaker tub. (Figure 7)
- Delta hand shower kit and slide bar, matte black. (Figure 8)
- Kohler single handle faucets, matte black. (Figure 9)
- Kohler one-piece compact elongated 1.28 gpf chair height toilet with Quiet-Close™ seat.

Main Ensuite

- Brizo single handle faucet. (Figure 10)
- Curbless entrance with wall to wall frameless linear drain. (Figure 11)
- Brizo 12" square rain head in luxe gold with diverter kit and slide bar with hand shower. (Figure 12)
- 67" freestanding tub with luxe gold single handle tub filler.

Figure 1A



Figure 1B



Figure 2



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13



Figure 14



ELECTRICAL

- 200-amp service located underground (no unsightly overhead wires).
- Interconnected smoke/CO detectors on each floor and in bedroom areas as per code.
- Ground fault interrupter protection in all bathroom outlets, outlet closest to the kitchen sink, and outdoor outlets for your protection.
- Arc fault circuit breakers for all bedroom receptacles.
- Two exterior GFI electrical outlets, one in the front and one at the rear.
- 4 front LED soffit pot lights.
- 6 rear porch LED soffit pot lights.
- Two exterior wall scones beside garage door, one at side door entrance to garage (Figure 15).
- 220V plug receptacle for the kitchen cooktop and dryer.
- Dedicated electrical outlet for the refrigerator & freezer.
- All bedrooms except main bedroom include switched overhead lighting with 20" drum flush mount light fixtures.
- Bedside light switches in master bedroom for maximum convenience.
- LED valance lighting on separate switch in kitchen.
- 4 pendant lights above kitchen island on separate switch (Figure 18).
- 51" LED pendant above dining area (Figure 17).
- In-wall LED lighting along stairs to basement.

Figure 15



Figure 16



Figure 17



Figure 18



Figure 19



Figure 20A



Figure 20B



Figure 21



Figure 22



SMART HOME SYSTEMS

- Automatic garage door opener with 2 remotes and Wi-Fi connectivity (Figure 19).
- Cat6 wiring for Wi-Fi access points on main and second floor.
- Speaker wire runs in master bedroom, master ensuite, kitchen, covered patio, 5.1 surround in living room.
- Cat6 cable runs for TV locations in living room, covered patio.
- Service lines run for Cat6 and RG6 Coax into utility room by electrical panel.
- Cat6 cable run to the master bedroom for blinds.
- Cat6 cable to each of 4 camera locations with high resolution cameras installed in each location.
- Remote viewing available from a smartphone, tablet or computer (Figure 20A-B).
- Alarm.com video doorbell installed at the front entry (Figure 21).
- Qolsys security touch panel (Cat6) and the following sensors - 3 door contacts, 3 glass break, 3 motion. Option to include monitoring for \$49.97/month using Alarm.com.
- Rough-in pipes and wires for the central vacuum system dropped to basement.

INSULATION & DRAFT CONTROL

- All exterior windows and doors are caulked and completed with weather-stripping.
- Energy saving R22 insulation on all exterior walls with vapor barrier.
- Rooms over garage R30 spray foam.
- Basement walls fully insulated with R20 continuous insulation.
- Tyvek house wrap installed for exterior sheathing protection.

DRYWALL

- All drywall applied with screws and a minimum number of nails.
- Resilient channels installed to all truss ceilings to minimize ceiling edge cracking.
- Westpark Upgrade: Main floor ceiling includes resilient channels throughout for straight corners

INTERIOR FEATURES

- 10-0' main floor, 9-0' second floor, 9-0' basement height.
- 21,000 BTU linear direct vent gas fireplace with wall switch.
- Laundry room skylight.

- Westpark Upgrade: Continuous layer of 2" rigid foam insulation underneath basement concrete for significant improvement to basement temperatures year round. (Figure 19).
- Westpark Upgrade: Garage exterior walls fully insulated with R22 batts.
- Westpark Upgrade: Tyvek house wrap installed behind basement insulation as added protective layer from moisture penetration.

- Garage comes with full drywall and taping of joints ready for painting.
- Westpark Upgrade: Smooth ceilings throughout.
- Westpark Upgrade: Drywall returns around all windows instead of painted wood jamb/casing.

PAINTING

- All paint products are Benjamin Moore Regal Select 100% acrylic, with low or zero VOC's and stain release technology that is easy to clean.
- Interior trim and doors finished in Semi-Gloss, Decorator's White.
- Interior walls finished with Ulti-Matte, Decorator's White.
- Stair tread stain custom formulated providing consistent colour match with hardwood floor.

STAIRS, TRIM, MILLWORK, HARDWARE

- Custom fabricated steel mono beam staircase and landing with oak treads and solid landing slab.
- Glass guards with standoff mounts and stainless steel railing.
- Modern flat stock millwork throughout.
- Westpark Upgrade: 8'-0" solid doors throughout.

CABINETS & COUNTERTOPS

- Contemporary kitchen cabinets made in Italy featuring a tri-colour combination and the following:
 - Handle-less doors
 - Paneled refrigerator and freezer
 - Pull out waste bin in island beside sink
 - Tall pantry cabinets with shelving
 - Open wall element for display shelving
 - Open tall element with floating shelf
 - Built in LED valance lighting
 - Walk-in pantry with tall open shelving
- Powder room floating vanity with jumbo drawers and custom made single piece white quartz sink/counter.
- Tall built-in wardrobes in mudroom and entry way for maximal storage.

- Emtek door hardware and hinges in flat black on all doors throughout interior of home.
- Privacy locks on all bathroom doors.
- Wire shelving installed in all closets except main bedroom.

- Shared bathroom with floating dual sink vanity in glossy white lacquer with corian single piece countertop.
- Main bedroom ensuite floating vanity with jumbo drawers and a white quartz countertop with 3" edge and vessel sinks.
- Laundry room with two-tone cabinets and hanging rod.
- Main bedroom walk-in closet with full custom his and hers wardrobes.
- Calacatta Snow quartz countertops in kitchen with waterfall island and matching backsplash.
- Mudroom and laundry room in white quartz.

APPLIANCES

- Jenn-Air 48-Inch Built-In Side-by-Side Refrigerator. (Figure 24A, 24B)
- Jenn-Air NOIR 30" Single Wall Oven with V2 Vertical Dual-Fan Convection. (Figure 25)
- Jenn-Air NOIR 30" Built-in Microwave Oven with Speed-Cook. (Figure 26)
- Jenn-Air 36" Lustre Stainless Induction Flex Cooktop. (Figure 27)
- Jenn-Air 24" NOIR Trifecta Dishwasher, 38 dBA. (Figure 28)
- Elica Pro Series Arezzo Hood Fan. (Figure 29)

Figure 23



FLOORING & WALL COVERINGS

- Gemme Breccia Cenere Natural 24"x24" porcelain tile in laundry and ensuite bath.
- Concrete Mid 24"x24" porcelain tile in shared bathroom.
- Crossroads Coal porcelain subway tile in shared bath shower walls.
- All tiled areas complete with flush mount Aria vents.
- 18"x47" textured ceramic tiles on accent walls in powder room and ensuite.
- 3/4" x 7-5/8" select & better engineered white oak hardwood with custom flush mount vent registers and matching stair nosings.
- Black quartz fireplace surround in family room (Figure 30).

Figure 30



WARRANTY

- Westpark Homes Quality-Control Inspection Program performed with the purchaser before occupancy.
- Westpark Homes warranty is backed by Tarion Warranty Corporation which includes:
 - Home free from defects in workmanship and materials for one (1) year.
 - Home free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows, doors, and building envelope and basement remains free from water penetration for two (2) years.
 - Home warranted against major structural defects for seven (7) years.

LANDSCAPING

- Sidewalk slabs from front door to the driveway.
- Driveway to be the width of the garage, finished with granular base.
- Entire lot graded and approved by the Grading Engineer and the City of Hamilton.

GENERAL

- All construction per the Ontario Building Codes.
- Westpark Upgrade denotes certain specifications that exceed the building code requirements or architectural detail.
- All plans and specifications are subject to modification from time to time at the sole discretion of the vendor.
- Vendor reserves the right to change foregoing specifications without notice provided such changes are with equal or better materials.
- All house renderings and interior drawings are artist's conceptions. Floor plans show approximate dimensions. Westpark Homes may be required to make minor modifications to house dimensions to meet municipal siting or building code regulations.
- Variations from builder's samples due to normal production processes may occur in finishing materials including, but not limited to, bathroom fixtures, sinks and faucets, kitchen and vanity cabinets, floor and wall finishes. The Purchaser understands that color matches of different materials are never exact due to variations in finishing processes.
- This schedule takes precedence over brochure plans. The purchaser acknowledges that the plan may be reversed.

NEIGHBOURHOOD INFO



THE CITY OF STONEY CREEK

Discover elegant living.

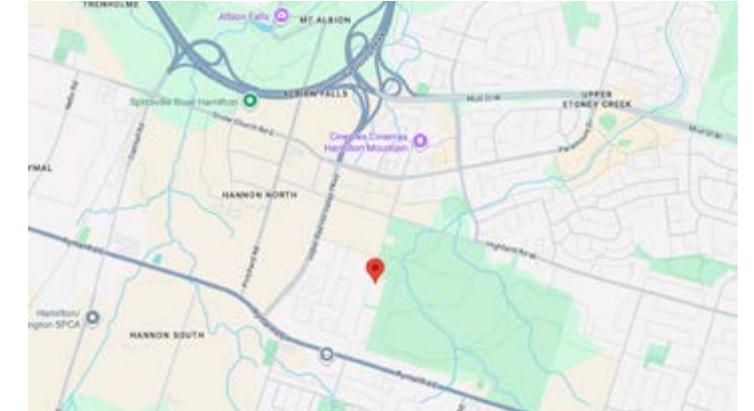
Stoney Creek is a vibrant community on the east side of Hamilton, known for its blend of waterfront living, scenic escarpment views, and family-friendly neighbourhoods. It offers a great balance of nature and convenience, with easy access to trails, parks, shopping, and major highways — making commuting to the GTA manageable while still feeling more relaxed and residential. Many people are drawn to Stoney Creek for its beautiful lakeshore areas, strong sense of community, and mix of modern developments and established homes.

NEARBY PARKS

- Eramosa Karst Conservation Area
- Stonewood Park
- Summit Park

NEARBY SCHOOLS

- Janet Lee Public School
- Saltfleet DHS
- St Mark Catholic ES
- Bishop Ryan Catholic HS



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