

## Spring Haven \$429,000



### #17, 39 Strathlea Common, SW

Family friendly 2-storey townhouse in desirable Spring Haven, easy access to local shopping, transit, Westside Rec Centre & a quick commute to downtown, 2000 s.f. with chocolate hardwood, maple kitchen w/ granite counters, butler's pantry & main floor laundry, formal dining room, great room, 3 bedrooms & bonus room.

## Glenbrook \$550,000



### 2847 - 38th Street, SW

Don't let the quiet, unassuming exterior fool you - the interior of this 1905 s.f. home has been renovated with contemporary flair & lots of style! Set on a beautiful 50-ft lot this home offers a Sunroom, bonus room, 3 bdms including loft-style master suite, 2 baths, French doors, hardwood floors, oversized double garage.

## Bowness \$599,000



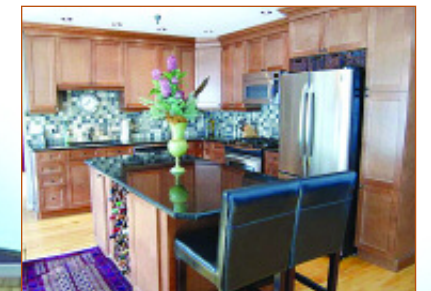
### 8324 - 48th Avenue, NW

Excellent location backing onto the Bowness Park and the Bow River! Perfect holding property, rental and/or lot to build your dream home. 900 s.f. 2 bedroom bungalow with full basement, single garage, on a 63-ft by 147-ft lot. Buyer can purchase an extra 10-ft in width from the city for \$43,000 to make a 73-ft frontage.

# Strathcona Park \$625,000

## 104 Straddock Crescent, SW

An elegant renovation, in desirable Strathcona, just a short walk to local shopping & restaurants & quick commute to downtown! This 2044 s.f. 2-storey has a fully developed basement for a total of over 3000 s.f. of stylish living space. Featuring dark hardwood floors, unusually high (10-ft) ceilings with crown mouldings, a marvelous new kitchen with stainless steel appliances, centre island with wine rack & granite counters, main floor family room with gas fireplace, formal living & dining rooms, main floor den with double French doors, 4 updated bathrooms all with trendy raised bowl sinks, 3 spacious bedrooms including master suite w/ bay window, walk-in closet & spa-like ensuite bath with body shower & Ultra-bath jet tub, developed basement hosts a media room with built-in entertainment centre, unique toy storage bay, 4th bedroom & bath. Newer high-efficiency furnace, Beautifully landscaped 50-ft lot with sunny south exposure & underground sprinkler system.



## Simcoe \$550,000



### 192 Simcoe Circle, SW

Just like new 2016 s.f. home on a quiet street walking distance to Westside Rec Centre, shopping & transit. Extensive maple flooring, maple kitchen, main floor den & family Rm + formal living/dining w/ 2-story ceilings. Stairway w/ iron spindles, center-vaulted master w/ luxurious jet tub ensuite. Sunny west backyard.

## Rocky Ridge \$795,000



### 94 Rockborough Park, NW

Fabulous location, pie lot backing onto a greenbelt, 2800 s.f. 2-storey + incredible walkout basement! This home offers many stylish & high-end features such as hardwood thru-out main floor, huge island kitchen, bonus room, 3+1 bdms & den + walkout w/ impressive full service wet bar w/ two fridges, exercise & games rooms.

## West Springs \$695,000



### 8 Wentworth Manor, SW

Entertain in style in this sophisticated, open plan 3 bdrm 2-storey home. Wine & dine friends in the party sized kitchen & dining area with granite counters, stainless steel appliances, ceramic floors, centre island with raised eating bar & built-in wine racks or lounge in front of the fireplace & built-in TV area in the Great Room.

## The Hamptons \$995,000



### 351 Hampstead Way, NW

Backing onto the golf course! This 2700 s.f. 2-stry is located on a quiet street and offers a triple garage, views over the golf course, fully developed walkout basement with 2 bedroom nanny suite, 4 bedrooms upstairs, maple kitchen with granite counters, formal dining room with pillars, main floor den with double French doors, custom draperies throughout.

## Patterson \$1,095,000



### 54 Patterson Park, SW

If a large executive home with a view is what you're searching for then look no more! This 3021 s. f. two storey sits on a large lot (58-ft. frontage) w/ walkout basement. Over 4400 s. f. of living space, beautifully appointed, formal style home, 3+1 bedrooms, soaring 2-storey height ceiling, elegant, curved staircase, island kitchen, family room & den all offer beautiful city views.

## Cougar Ridge \$1,200,000



### 82 Cougar Ridge View, SW

A very dramatic home, in a special location, backing ravine, siding park, with panoramic views, and walking distance to Waldorf, Edge & International Schools! Mountain bike or ski at nearby COP, quick access to downtown and U of C, 2850 s.f. + developed walkout, 4 bedrooms, each with ensuite.