



Patterson \$619,000, 190 Patterson Boulevard, SW
Former show home, 3279 + 1500 s.f. developed walkout. Backing greenbelt, spectacular river-valley & surrounding city views from 3 levels. Offers high bordered ceilings w/ cornice mouldings, classic columns, sweeping open staircase to expansive upper gallery, white cabinetry & built-in bookcases, elegant lighting fixtures, extensive hardwood flooring. Huge foyer, large formal living & dining rooms, island kitchen w/ top-line appliances, oversized nook with built-in bookcase & French door to deck with Plexiglas surround, adjoining family room w/ f/p & built-ins, large den. Upper floor features master with river-valley views & luxurious ensuite, centre-vaulted 2nd bedroom with 3-piece ensuite, plus 3rd & 4th bedrooms connected by a big, 5-piece ensuite. Walkout offers rec/billiard room with dry bar complete with space for full-sized fridge, separate wet bar, huge 5th bedroom or 2nd home office, play area could be a 6th bedroom. Spectacular!

Presented by
Sam Coreia, Remax Classic Realty, 870-8811



Bearspaw, \$995,000, 12 Woodland Rise
Huge walkout bungalow (3868 + 3138 s.f. developed in the walkout basement) on very private & park-like, 4.5 acre lot offering ponds, waterfall, extensive patios, fire pit, children's playground & mature trees! Offering a total of 7 bedrooms, triple garage & barn. Feature grand foyer w/ curved staircase, huge centre-vaulted living room, formal dining room w/ bordered hardwood flooring, country kitchen w/ granite counter-tops & 13-ft Butler's pantry, nook with wrap-around windows, separate bedroom wing w/ private balcony with sunken hot tub, plus 3 additional bedrooms. Upper loft has drypacked stone f/p flanked by rich oak bookcases. Fully developed walkout w/ central RR & billiard area w/ river-rock f/p, 3 lounge areas, 3 additional BRs. Finishing includes extensive hardwood & ceramic flooring, oak millwork, newer carpet. All rooms on a grand scale. Superb exterior entertainment areas, loads of parking, plus barn and shed.

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Springbank \$675,000, 115 Alandale Place
Beautiful family home with many recent upgrades & developed walkout, on a 2-acre lot just minutes west of Calgary. 2620 s.f. + walkout. Finishing details include open curved staircase, French doors, richly stained oak millwork & built-ins, white raised panel doors, oak cabinetry, granite c-tops, oak & heated ceramic flooring + air conditioning to upper floor. Plan offers foyer w/ sweeping staircase, den w/ double French doors & full wall of oak bookcases, formal living room, spacious formal dining room, updated island kitchen w/ top-line appliances, adjoining nook w/ built-in desk & access to vinyl-surfaced deck, family room w/ wet bar & heated ceramic flooring. Upper floor features loft/library w/ floor-to-ceiling bookcases, huge master w/ mountain view plus 3 additional bedrooms. Walkout finished w/ RR, wet bar, games room, 5th bedroom & bath. Level, 2-acre lot with open view & west exposure. Oversized, heated triple garage c/w workbench.

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Aspen Estates \$997,000, 204 Aspen Meadows Place, SW
Desirable Aspen Estates! Spacious executive home capturing the grandeur of bygone years, 3463 s.f. + fully dev'd basement. Finishing details include 9-ft bordered ceilings, elegant lighting fixtures, soft-line drywall corners & curved walls, African mahogany millwork with natural pine doors, Brazilian cherry hardwood & staircase, heated marble & granite flooring in baths & laundry room, 70 oz carpeting, maple cabinetry & bookcases, granite c-tops & vanities, skylite. 2-storey foyer with grand open staircase to wrap-around upper gallery, formal LR & DR, big den w/ French doors to covered balcony, gourmet kitchen, family room with f/p & bookcases, Upper floor w/ huge loft/library with bookcases, Lg Master suite, 2nd Br w/ walk-in & ensuite, huge centre-vaulted 3rd BR w/ ensuite. Basement offers combination RR/Billiard Rm w/ summer kitchen/bar, wine cellar, Media Rm, 4th BR & bath. Triple garage with separate staircase to basement.

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Parkdale \$829,000, 707 - 35 Street, SW
Upscale home on an incredible park-like 50'x120' lot w/ fantastic perennial landscaping. 2150 s.f.+ dev'd basement offering barrel-vaulted ceilings, white millwork, maple doors, granite & stainless steel counters, built-in \$16K Bang & Olufson CD/Radio w/ 11 built-in speakers, 2 stone f/p, heated slate & limestone flooring & in-floor heating down. Plan offers 2-storey foyer with slate flooring, living room w/ drypacked stone f/p, entertainment unit & maple hdwd, formal dining room w/ wine rack & hdwd, island kitchen boasting custom maple cabinetry, lunch bar, appliance garage, heated slate flooring & double French doors to huge wrap-around & covered rear deck w/ stairs to stone patio. Upper floor features lovely & bright loft family room, oversized master suite offering sitting area with gas f/p, 11x15 foot dressing room, huge west windows & luxurious ensuite w/ limestone shower, vanity & heated flooring. Basement offers RR, 2 BR & full bath.

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Hounsfeld Heights, NW \$1,295,000
New home, ready for occupancy in Fall, 2005, act now to avoid disappointment! Spectacular 2800 s.f. 2 storey w/ an extra 1300 s.f. developed down, set on a beautiful 50-ft, city view lot in desirable Hounsfeld Heights. Centre hall plan offering formal Dining Rm, Great Rm open to gourmet kitchen w/ state-of-the-art appliances, walnut cabinetry, granite countertops and large butler's pantry, main floor den, 3 upper bedrooms including Master Suite w/ tray ceiling, private balcony & large, sexy ensuite bath & dressing room, both additional bedrooms each w/ ensuite bathroom, developed basement w/ Media Rm, Entertainment Rm w/ space for billiards, large wet bar area plus guest room and full bathroom. Finishing details include high ceilings, formal rooms w/ coffered ceilings, attractive mix of antiqued mahogany, walnut cabinetry & built-ins, still time to choose custom finishings.

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