

## Coach Hill 50+ \$189,000



**224 Coach Side Road, SW**  
50+, Not ready for apartment living, would you like to socialize more? This bungalow may be just what you're looking for. Horizon Village offers a fully equipped club house w/ big screen TV, games, parties, library etc. 1024 s.f. bungalow w/ developed basement, attached garage, 2+1 Bedrms, newer carpet, new appliances, oak kitchen, walking distance to services

## Strathcona \$299,000



**#25, 39 Strathea Common, SW**  
No yard work, no snow shoveling, no worries, ideal for busy executives or snowbirds! New townhouse, over 2000 s.f. w/ 3 bedrooms & Bonus Rm, open main floor plan w/ formal dining room, large kitchen w/ walk-thru pantry, Great Rm w/ f/p, open maple & iron staircase to upper level, spacious Master Br w/ full ensuite & walk-in, condo fee only \$150/month.

## Strathcona \$308,000



**#13, 39 Strathea Common, SW**  
Enjoy all the upgrades but at a bargain price! Stylish & totally upgraded new townhouse, close to DT, shopping & Westside Rec centre!. 2 storey, 2010 s.f., offering extensive hardwood flooring, upgraded kitchen w/ granite counters, centre island/eating bar & large walk-thru butler's pantry, Great Rm & formal Dining Rm, 3 bedrooms & lg Bonus Rm.

## Signal Hill \$625,000



**2988 Signal Hill Drive, SW**  
Superb view lot! This 2765 s.f. two storey in "The Summit of Signal Hill" offers panoramic mountain views from all 3 levels (including walkout basement)! Features high ceilings, curved staircase, gourmet's kitchen w/ white lacquered cabinetry & black granite countertops, 3 BR, walkout w/ Billiard Rm, wet bar, 2nd Family Rm, 2 Bedrooms. Air cond.

## Springbank 2 acres \$675,000



**115 Alandale Place**  
Renovated European style traditional family home on a lovely 2 acre parcel, just minutes to school & arena! 2620 s.f. + developed walkout bsmt. & heated triple garage. Offers updated oak kitchen with island, granite counters & heated tile floors, main floor den, curved stairway to 4 large bedrooms & library, walkout developed with 5th BR, bath & Games Rm.

## Elbow Valley, \$699,000



**3 Golden Aspen Crest**  
Large bungalow w/ triple garage & developed walkout basement! This 1975' bung. offers almost 4000' of living space & backs a greenbelt! Many charming upgrades including 3 window seats, French doors, clawfoot tub, hardwood floors, large formal Din Rm, teen's room w/ ensuite & walk-in, total of 4 BR, walkout w/ Den, Media Rm, Games Rm, wine cellar.

## Discovery Ridge \$329,000



**57 Discovery Ridge Gardens SW**  
1778 s. f. 2 storey "Carriage Home" (attached w/ another home at the garage only) quiet cul-de-sac w/ south yard, very open plan w/ high ceilings on main, Great Rm w/ fireplace, maple hardwood, Kitchen w/ dark stained maple cabinetry, stainless steel appliances, walk-in pantry & centre island, large (17 x 17) Bonus Rm w/ 11-ft high ceilings, 3 bedrooms.

## Lower Mount Royal \$349,000



**1745 College Lane, SW**  
½ block to trendy 17th Avenue upscale restaurants & services, no need to own a car! Updated 1528 s.f. 2 storey with tons of original charm! Offering updated plumbing/electrical/ furnace & renovated kitchen & bathrooms. Open plan Kitch & LR, main floor den (ideal guest room), upper Family Rm, bedroom & bath both w/ Skylites. 2 full bathrooms, West bkdy.

## Strathcona \$379,000



**15 Strathea Crescent, SW**  
Immaculately kept, sun-filled family home offering 2005 s.f. + developed basement (adding an extra 800 s.f.)! Ideally located on a quiet street just ½ block to neighborhood park. Offers maple kitchen w/ centre island, west facing Great Rm w/ gas fireplace, spacious upper Bonus Rm, 3 large bedrooms, developed basement with Rec/Billiards Room & Hobby Rm. Terrific west facing backyard w/ deck & stone patio

## Elbow Valley \$749,000



**60 Fisherman's Landing**  
One of a kind location, spectacular spot, cul-de-sac, backing ravine & creek and with views to the pond! Well built 2375 s.f. bungalow w/ loft + dev'd walkout, 3588 s.f. in total, Great Room w/ vaulted ceilings, cherry kitchen, formal Din Rm, Den, walkout lvl family room w/ central wet bar, billiard Rm & Wine Rm. 3 BR in total, Fabulous perennial landscaping.

## Parkdale \$829,000



**707 35 Street, NW**  
Inner city living, walk to the river & Foothills hosp, ride your bike to DT. Newer home on a spectacular, 50 x 120-ft lot! 2150 s.f. adult oriented home, ultra-stylish contemporary design, sleek maple kitch w/ granite counters, upscale appliances, Bang & Olafson sound system, heated floors, 1+3 Bedrms, developed bsmt, top floor entirely dedicated to master suite.

## The Slopes, \$849,000



**110 Slopes Point, SW**  
Gated community, large lot, quiet country location just 5 minutes to shopping, spectacular Rocky Mtn views! 2202 s.f. bungalow w/ triple garage & dev'd walkout w/ Media Rm. New & totally upgraded w/ heated travertine marble & hardwood floors, huge windows to enjoy the views, 12-ft high ceilings, Great Rm, Sitting Rm & Library, 4 bedrooms. View protected lot.

## Bridgeland/Regal Terrace, \$449,000



**610 - 5 Avenue, NE**  
Walking distance to trendy restaurants, close to DT & the Zoo. Like-new Twnhs w/ incredible city view, totally unobstructed! 2 stry, 2010 s.f. w/ oversized double garage, extensive upgrades, hardwood flooring, rich maple kitchen w/ granite counters, fenced backyard, 3 bedrooms (2 w/ ensuite), Master Bedroom w/ fireplace, sitting room & private deck.

## West Springs \$500,000



**167 West Springs Place, SW**  
2341 s.f. + developed walkout. Hidden cul-de-sac, big pie lot, backing park, mountain views! Liv Rm w/ vaulted ceiling, extensive hardwood, this one has a huge kitchen w/ a massive island, 3 BR incl. Master w/ turret style ensuite, walkout basement w/ Rec Rm/Games Rm & Den. Landscaped, 2 large decks (1 off main, 1 off walkout) w/ Plexiglas surround.

## Patterson, \$619,000



**190 Patterson Boulevard, SW**  
Backing onto a greenbelt w/ unobstructed river valley & surrounding city views! the ideal home for gracious entertaining w/ spacious formal rooms, bright & open kitchen & family room, main floor den, sweeping open staircase to expansive upper gallery, 4 upper BR (3 of which have an ensuite bathroom!), walkout dev'd w/ in-floor heat, Play Rm, Rec Rm, 5th Br & full bath. This one is flawless!

## The Slopes, \$849,000



**29 Slopes Road, SW**  
Unobstr ucted mountain views! 2241 s.f. w/ triple garage, central air conditioning & fully dev'd walkout basement, 3 bedroom bungalow (2 BR w/ jack & jill ensuite). Open plan to take advantage of the wonderful views, huge central Great Rm w/ high beamed ceilings, Maple kitchen w/ granite counters, stainless steel appliances, Superb walkout development.

## The Slopes, \$995,000



**86 Slopes Point**  
New home, still time to choose colors. Spectacular Rocky Mountain views from both levels of this new bungalow! 2585' + dev'd walkout basement w/ a total of 4 BR & den, triple garage, open plan main floor w/ oak & slate flooring, Great Rm w/ 2-way fireplace, den, maple kitchen w/ granite countertops, walkout w/ Media Rm, Games Rm, 2 BR & full bath