

Strathcona Park \$264,900



#14, 448 Strathcona Drive, SW
Best value in the area, almost 2300 s.f. of development on a quiet, beautifully treed & private location in Strathcona. This spacious townhouse offers fabulous top floor development, perfect as a family room/billiard room w/ downtown views, Mstr bedroom w/ sitting room & fireplace, white kitchen, 3 fireplaces, 4 bathrooms, den + 2 guest rooms, developed bsmt.

Signature Parke, \$435,000



349 Signature Court, SW
Stylish, upscale bungalow villa, nothing to do but move in! Over 2500 s. f. of development, offering a total of 5 bedrooms, 9-ft ceilings w/ heavy cornice mouldings, French doors, fabulous kitchen w/ granite counters & beautifully detailed centre island, extensive hardwood flooring, 2 fireplaces, tasteful neutral décor, desirable complex, condo fee only \$244/month.



Strathcona, \$525,000



7021 Strathridge Gate, SW
Great location on a tree-lined street in Spring Haven, this 2239 s.f. 2-stry has a finished walkout basement & is walking distance to local shopping, parks & West Side Rec Centre! Bright & open floor plan, large foyer, Great Room, maple kitchen w/ granite counters, huge bonus room & upper den, 3 bedrooms, walkout dev'd w/ 4th bdrm/bath & family room.



Spring Valley Estates, \$1,190,000



50 Spring Valley Mews, SW
One of the most desirable neighborhoods on the west side! Incredible upscale 3398 s.f. home w/ walkout bsmt, beautiful backyard w/ water feature & Rocky mountain views! Featuring soaring 10 - 17-ft high ceilings, huge rooms incl. 3 bedrooms, den, library & bonus room, fabulous kitchen with cherry cabinetry & 12-ft walk-thru pantry. Triple garage.

Richmond Hill \$279,000



191 Sierra Morena Landing SW
Former showhome, 2 storey townhouse w/ finished walkout basement in attractive "Landings" complex. 1600 s.f. offering big & bright kitchen w/ white cabinetry & breakfast nook, formal dining room, living room with corner fireplace, 2 master bedrooms up both w/ walk-in closet & ensuite bathroom, games room in walkout, double garage. Sunny west exposure.

Royal Oak \$439,900



112 Royal Road, NW
Superb former showhome! Sunny, beautifully designed & finished 2216 s.f. 2 storey w/ 3 bedrooms & walkout basement on a quiet street in Royal Oak Estates. Granite counters, maple cabinetry, stainless steel appliances, on-site finished hardwood floors, curved staircase, vaulted living room, lovely master suite with sitting room & mountain views.



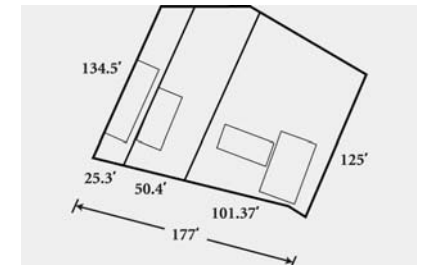
Strathcona, \$575,000



1560 Strathcona Drive, SW
Great location in desirable Spring Haven, 2725 s.f. 2-stry w/ south backyard, siding onto park/playground w/ mature trees for privacy! Great Room plan w/ formal Dining, huge Living room w/ fireplace & wall of windows overlooking backyard, main floor den, gourmet's kitchen w/ granite counters, 3 bedrooms & Bonus Room up, + fully developed basement!



Mission Road, \$1,190,000



Mission Road, SW
Inner city land for sale, excellent redevelopment opportunity! 177 foot frontage with an average depth of 138 feet. 3 properties on separate titles, offering a total development site of 24,637 sq. ft. with DC zoning on church site, and two small homes with R-2 zoning, very marketable location, close to parks & pathways & an easy bike ride to Roxboro.

Strathcona \$299,000



#63, 39 Strathlea Common, SW
Totally upgraded, very stylish newer townhome, 2010 s.f. which comes with all appliances (including washer/dryer & even the patio furniture) + central air conditioning! bright & open plan w/ formal Dining Room, maple kitchen w/ large walk-thru pantry, granite counters, Great Room & Bonus Room + 3 bedrooms upstairs, condo fee only \$150/month.

Evergreen Estates \$495,000



1704 Evergreen Hill, SW
Huge, 2242 s.f. bungalow with loft & developed walkout! This updated, impressive executive home features hardwood floors, white kitchen, California shutters, main floor master BR w/ luxurious new ensuite, 2 BR & bath up, walkout developed w/ 4th BR, Snack Bar, billiard Rm, Den & Family Room (ideal teen retreat). Excellent location & curb appeal.



Longview, \$1,370,000



On the river, 65 Acres
Your own private piece of heaven! 65 Acres just south of Longview with a half mile on the Highwood River. Offering spectacular mountain views, 1548 s.f. bungalow (built in 2001) w/ developed walkout basement, 3 bedrooms, in-floor heat throughout the house including the double oversized garage, 32-ft x 40-ft Quonset, horse shelter, corral & horse waters.



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