



Signal Hill, \$695,000, 11 Signal Hill Terrace, SW

A grand Georgian home, built to take advantage of the mountain views! Spectacular home with over 3700 s.f. of developed living space, offering huge foyer & grand flared staircase, 4 bedrooms, 5 bathrooms, main floor den fully fitted with built-ins along with adjoining sitting room (ideal location, just off the front door for a home office, offering privacy for the rest of the home), upper library with two full walls of built-ins & French doors opening to a deck and the magnificent views, new designer kitchen with granite counters, window seat, fireplace & French doors off the breakfast nook, opening to huge wrap around deck to enjoy the views, formal dining room w/ pillared entryway & decorative walls & ceiling, formal living room with coffered ceiling, main floor master bedroom with luxurious ensuite, ideal teen retreat on the top floor with bonus room/games room, bedroom and full bath. Quiet location off the drive, facing a treed island.

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Elbow Valley, \$1,100,000, 55 Golden Aspen Crest

Amazing location, at the end of a quiet cul-de-sac, on the ridge, backing onto a natural ravine and with superb Rocky Mountain and surrounding countryside views! Beautifully designed, open plan 3 bedroom bungalow with fully developed walkout basement, offering a total of 5 bedrooms and a main floor den. 2453 s.f. on main floor with 10-ft high & coffered ceilings, hardwood floors, curved maple & iron staircase, large windows to take advantage of the expansive views, professional home office with French doors and built-in wrap around desk & bookshelves, chef's kitchen w/ natural maple cabinetry, granite counters, 9-ft long island & adjoining breakfast nook with wall of windows & built-in banquette, Great Room w/ stone fireplace and maple built-ins, generously scaled master suite. Walkout developed w/ 2 more bedrooms, family room, games room & professional quality media room. A truly wonderful family home!

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Anatapi \$1,390,000, 42 Anatapi Lane, SW

Spacious acreage setting, fabulous location, close to West Side Rec Centre, West Hills shopping & downtown! 4394 s.f. two-storey + developed "daylight" basement (huge windows, could be a walkout) for a total of 6600 s.f. with panoramic Rocky mountain views, 4 huge bedrooms up + 2 more down, 6 bathrooms, 4 massive fireplaces, recently renovated to include Arts & Crafts style oak kitchen w/ granite counters, side-by-side Sub-Zero fridge, 5 burner Thermador gas range, double convection ovens & breakfast nook opening to wrap around verandah, formal living & dining rooms w/ hardwood flooring, beamed ceiling, wrap around windows & 2-way gas fireplace, sunken family room, main floor den & separate laundry room. 2nd level offers wrap around staircase to large gallery & loft with skylight, 4 bedrooms incl. Owner's suite w/ fireplace, turret ceiling & 5 piece ensuite w/ jet tub & steam shower.

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