

samcorea

Strathcona \$299,000



#25, 39 Strathlea Common, SW

No yard work, no snow shoveling, no worries, ideal for busy executives/snowbirds! New townhomes, over 2000 s.f. w/ 3 BR & Bonus Rm, open plan w/ formal Dining Rm, large kitchen w/ walk-thru pantry, Great Rm w/ f/p. open maple & iron staircase, spacious Master BR, condo fee only \$150/month.

Strathcona \$299,000



#13, 39 Strathlea Common, SW

Enjoy all the upgrades but at a bargain price! Stylish, upgraded new townhomes, quick commute to DT! 2010 s.f., offering extensive hardwood, 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.

Tuscany \$319,000



94 Tuscany Ridge Close, NW

Quiet location 1/2 block to park. Albi-built 2001 s.f. + partially developed bsmt. Offering 9-ft ceilings, extensive hardwood & plush carpeting, arched openings & art niches, iron & oak stairway, large maple kitchen w/ centre island & walk-thru pantry, 3 BR, basement has Games Rm or office.

Inner City \$369,000



2306 17 Street, SW

Gorgeous 2 storey condominium just off 17th Avenue in Bankview! Almost 1900 s.f., 2 BR both with ensuite, Great Rm w/ 17-ft high ceiling & windows w/ lavish taffeta drapes, Kitchen & bathrooms w/ granite counters, slate & wood floors, loft w/ Fam Rm & den, underground heated parking.

Rocky Ridge \$399,000



18 Rockborough Park, NW

Former showhome, extensively upgraded & as beautiful as the day it was built! 2224 s.f. w/ 3 BR & Bonus Rm. Features hardwood & heated tile flooring, antiqued maple cabinetry, heritage style fixtures, decorative art niches, cornice mouldings, dry-packed stone f/p, sound system, jet tub ensuite.

Strathcona Park \$425,000



107 Strathbury Bay, SW

Solid & super well kept original owner home! 2233 s.f. 3 BR & den (or 4th BR on main floor), very large Living & Dining, ideal for entertaining, oak kitchen, oak paneled Fam Rm, bsmt w/ 2 BR, bath w/ steam shower, Games Rm, Sewing Rm, Cold Rm, summer kitchen. Pie lot, cul-de-sac location.

Bridgeland \$449,000



610 - 5 Avenue, NE

Incredible downtown views! High on the hill fronting a greenbelt, 2010 s.f. townhouse, 3 bedrooms, oversized double garage, cornice mouldings, open maple & iron staircase, 2 f/p, maple & granite kitchen, birch flooring, large windows & 2 decks w/ Plexiglas surround to enjoy the views. Spectacular!!!

Strathcona \$475,000



80 Strathridge Close, SW

2513 s.f. 2 storey w/ walkout basement, overlooking treed heritage site. Cidex-built w/ clay tile roof, high ceilings, 4 upper BR, Living Rm w/ 17-ft ceiling, maple kitchen w/ granite counters adjoining Fam Rm w/ built-ins & fireplace, main floor den, Master BR w/ Juliet balcony overlooking Liv Rm.

Signal Hill \$495,000



7 Signal Hill Terrace, SW

Hillside bungalow! 2036 + 719 s.f. developed down, bungalow with walkout to the front, pie lot w/ superb landscaping, quiet cul-de-sac location facing treed island. Offers elegant curved staircase, open Great Rm, large formal Dining Rm, white island kitchen w/ granite counters, 2 BR & den.

Marketing your home for all it's worth.™

Discovery Ridge \$515,000



67 Discovery Ridge Cr SW

Great location, backing greenbelt & with mountain views! Quiet crescent, home w/ fully developed walkout basement offering at total of over 3600 s.f. of living space, 3 large BR all with full ensuite & walk-in closet, high ceilings, kitch w/ granite counters, curved stairway, hardwood floors.

Elbow Valley \$549,000



223 Whispering Water Way

Spectacular executive attached home, 2316 s.f. + fully developed walkout basement, quiet loc'n backing south onto greenbelt! Features high ceilings & windows, gourmet kitch w/ granite counters, hardwood, 3 + 2 BR, main floor den, 4 baths, air conditioning, stylish designer décor.

Elbow Valley, \$699,000



3 Golden Aspen Crest

Best value in the area, 1975 s.f. bungalow + walkout bsmt=almost 4000 s.f. of living space! Vaulted Great Rm w/ large windows to enjoy tranquil views over the greenbelt, master BR with clawfoot tub ensuite, 4 BR in total, walkout w/ family room, media room, wine room. Triple garage.

The Slopes, \$795,000



29 Slopes Road, SW

Panoramic mountain views! 2241 s.f. bungalow w/ a triple garage & dev'd walkout basement, 3 BR on main floor, huge central Great Rm with beamed ceilings & panoramic mountain & valley views, gourmet kitchen, walkout dev'd w/ fabulous spa-like bathroom, media room, bedrooms.

The Slopes, \$849,000



110 Slopes Point, SW

Stunning-new walkout bungalow w/ 4 BR & den, 2202 + 2000 s.f., triple garage, superb Rocky Mountain views! Features 12 foot high ceilings, granite counters, heated travertine marble & hardwood floors, large ivory-toned kitchen, walkout dev'd w/ in-floor heating, RR, Media Rm, 3 BR, 2 bathrooms.

The Slopes, \$995,000



86 Slopes Point

Spectacular Rocky Mountain views from this new hillside bungalow! 2585' + dev'd walkout. total of 4 BR+den, triple garage, open plan w/ oak & slate flooring, Great Rm w/ 2-way fireplace, open den, maple kitchen w/ granite countertops, walkout w/ Media Rm, RR, 2 BR & bath.

Aspen Estates \$997,000



204 Aspen Meadows Place, SW

3465 s.f. + dev'd bsmt, 3 BR (all with full ensuite baths) + 4th BR & bath in bsmt w/ separate entry (ideal for nanny). Grand, traditional home w/ hardwood & heated marble+granite floors, maple kitchen, den, upper library, bsmt offers RR, summer kitchen, Wine Cellar, Media Rm. 3 car garage.

Erlton \$1,250,000



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. DC zoning on church site, two small homes with R-2 zoning, 1 block off Macleod Trail.

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