

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.

Richmond Hill \$279,000



191 Sierra Morena Landing SW

Former showhome, 2 stry 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.

Inner City \$349,000



2306 17 Street, SW

Stylish inner city living! Gorgeous 2 storey condo just off trendy 17th Avenue! Almost 1900 s.f., 2 bedrooms, both with full ensuite, Great Room w/ 17-ft high ceiling & windows w/ luxurious custom drapes, Kitchen & bathrooms both w/ granite counters, slate & hard wood floors, loft w/ Family Rm & den, single underground heated parking.

Spring Valley Estates \$1,190,000

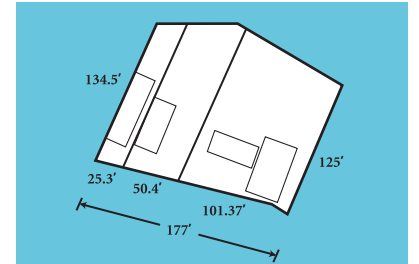


50 Spring Valley Mews, SW

A must see for the discriminate buyer, fabulous 3398 s.f. 2-storey with walkout basement, on a cul-de-sac in desirable Spring Valley! A truly magnificent home featuring 10 - 17-ft high ceilings, perfect for entertaining, offers 3 bedrooms, den, library & bonus room, fabulous kitchen with cherry cabinetry & 12-ft walk-thru pantry, wonderful mountain view!



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. DC zoning on church site, two small homes with R-2 zoning, 1 block off Macleod Trail, quick bike ride to 4th Street shops & restaurants, close to parks.

West Spring \$389,000



87 Wentworth Manor, SW

Lovely & spacious 2-storey on a low-traffic crescent in desirable Westsprings! 2272 s.f. w/ 3 bedrooms, main floor den (flex room) and absolutely huge bonus room! Features maple hardwood flooring, white millwork, natural maple kitchen w/ island & lunch bar, great rm w/ corner gas fireplace, dining area w/ wrap around windows overlooking the backyard.

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.

Cougar Ridge \$595,000



34 Cougarstone Terrace, SW

2614 s.f. 2-stry, pie lot, on a greenbelt! New home, occupancy within the next 45 days. Wonderful location, quiet street, backing onto a greenbelt with a pond. Finishing to include switch-back staircase, estate quality cabinetry, granite counters & extensive hardwood. Offers 3 bedrooms (jack & Jill bath), main floor den, great room with fireplace, 5 year warranty.

Anatapi \$1,390,000



42 Anatapi Lane, SW

Fabulous location, serene country feel, in the city, almost an acre lot, 4694 s.f. 2-stry + developed daylight basement, for a total of 6600 s.f. with 4 huge upper level bedrooms & 2 down, 4 fireplaces, vast principal rooms, ideal for entertaining, Renovated from top to bottom with amazing new kitchen, new appliances, and new flooring throughout the house!



Longview \$1,370,000



65 Acres, River frontage

A fabulous 65 acre parcel, on the Highwood River, just south of Longview! Great set up for horses, offers 23 x 40-ft Quonset, horse shelter, corral & horse waterers + fully developed walkout bungalow (built in 2001) with over 2800 s.f. of living space, 3 bedrooms, in-floor heating throughout (including garage) and spectacular mountain views

Signal Hill \$599,000



2972 Signal Hill Drive, SW

Walkout bungalow, panoramic views! This 1612 s.f. bungalow sits on the ridge with unobstructed views to the south and towards the mountains in "The Summit" of Signal Hill. Features total of 4 bedrooms, vaulted ceilings thru main floor, hardwood & new upgraded carpeting, upgraded stainless steel appliances, elegant open staircase to developed walkout.

Signal Hill \$695,000



11 Signal Hill Terrace, SW

Grand Georgian 2-stry, built to take advantage of the mountain views! Over 3700 s.f. of spectacular living space featuring sweeping flared staircase, designer kitchen w/ granite counters & fireplace, library & separate home office both w/ built-ins, 4 bedrooms incl main floor master suite, 5 baths, bonus room, cofered & decorative ceilings, huge wrap around deck.

Elbow Valley \$1,100,000



55 Golden Aspen Crest

Truly an immaculate family home with large principal rooms throughout, 2400 s.f. bungalow with dev'd walkout to large south facing pie lot backing ravine & with mountain views, one of the best lots in the area, offering a total of 5 bedrooms + den & media room, 10-ft ceilings, incredible maple kitchen, ensuite w/ ultra tub & steam shower. Oversized triple garage

The Slopes \$1,190,000



49 Slopes Road, SW

Your own private resort-Spectacular walkout bungalow w/ panoramic mountain views & superb indoor pool! This 2728 s.f. bungalow offers 6000 s.f. of luxurious living space w/ 4 BR, Theatre, Billiard Rm & 30-ft indoor pool w/ hot tub, steam rm, kitchen/bar & lounge area. Beautifully landscaped grounds, triple garage w/ room above for future development.

