

**Shawnee \$369,000**



**#2107, 14645 – 6 Street, SW**  
 Beacon Hill building, newer 1300 s.f. bungalow style townhouse with double parking, 2 bedrooms (big master bedroom) + den (guest room), close to C-train, community oriented building with terrific amenities, easy, convenient living!

**Exciting "Brava" Condos**



**55 Spruce Place, SW**  
 Several new suites to choose from, ranging in price from \$475,000 - \$525,000, offering incredible, sweeping views overlooking the golf course and towards the downtown core! New 2 bedroom/2 bath suites, ready for immediate occupancy.

**Richmond Hill \$499,000**



**223 Sierra Nevada Close, SW**  
 Sunny bungalow with a desirable 2+2 bedroom plan boasts over 2400 SqFt of living space. Wonderfully landscaped, South facing backyard with mature trees is perfect for year-round enjoyment!

**Strathcona \$525,000**



**38 Strathlea Crescent, SW**  
 Move in now, newer 2017 s.f. 2-storey home, the best price in Spring Haven, close to the park, Westside Rec Centre, quick commute to DT, open & flexible floor plan, large rooms, island kitchen, bonus room, 3 bedrooms & 3 baths.

**Cougar Ridge \$599,000**



**11 Cougar Plateau Place, SW**  
 Excellent family home with on a cul-de-sac in Cougar Ridge: close to schools, parks and the Westside Rec Center as well as a quick commute to the city core. Over 2200 Sq Ft and 3 bedrooms – awaits you and your family!

**The Summit of Montreaux \$649,000**



**11 St. Moritz Bay, SW**  
 This stunning home is ideally backing onto a small grove of mature trees. With 2271 + basement for a total of 3,186 sq. ft. this home boasts superior finishings including hardwood floors, stainless steel appliances & granite countertops. A must see!

**Elbow Valley \$750,000**



**15 Lott Creek Green**  
 Carefree living, luxurious new bungalow villa with developed walkout basement, offering almost 3000 s. f. of development with vaulted main floor, maple & granite kitchen, custom window coverings, total of 3 bedrooms + media room.

**Sienna Park \$875,000**



**202 Sienna Park Bay, SW**  
 Seeking a large family home? Wonderful 5 bedroom home (3 up +2 bedroom potential nanny suite), with developed basement, almost 4000 s.f. of living space, with oversized double garage (could hold 3 cars). Available immediately.

**Elbow Valley \$997,000**



**44 Golden Aspen Crest**  
 2229 s.f. bungalow with loft + developed basement, for a total of over 3600 s.f. of living space with 2+3 bedrooms, loft, basement developed with media room, games room/family room. Great family oriented cul-de-sac with lots of children!



**The Willows \$1,370,000**

*43 Wentwillow Lane, SW*

Superb location, picture perfect spot, nestled into a grove of trees on one of the most sought after streets on all of the west side! Large bungalow with library & den loft, fully developed walkout basement & triple garage on a huge 70 x 146-foot lot. Features soaring two-storey height ceilings, tranquil ravine views from most principal rooms, truly a chef's kitchen with restaurant style high-end appliances including built-in steamer, walk-thru pantry, large mud-

room, master bedroom & bathroom with fireplace, elegant formal dining room with cove lighting & custom ironwork, walkout with large home theatre, exercise room, family & games room with wet bar, and 3 bedrooms (each with walk-in closet & built-in dressing vanity/sink). Over 4000 sq. ft. of living space with a total of 5 bedrooms. Close to new Co-op shopping plaza, several private schools, and a quick commute to downtown!