



Lynx Ridge, golf community, \$925,000

208 Lynx Ridge Road, NW

Do you live to golf? Then this is the ideal home for you, in an exclusive NW golf community! A country feeling but city close, just minutes to Crowfoot shopping centre & YMCA, an easy commute to the U of C or downtown. Walking distance to the first hole, but without the worry of having your home hit by errant golf balls, as this is not backing directly onto the course itself. 2917 sq. ft. two storey + fully developed basement (a total of 3875 sq. ft. of living space) with a triple garage, on a one half acre lot. This new home offers 9-ft ceilings, maple hardwood flooring, maple kitchen with large centre island, granite countertops, big walk-thru pantry, large breakfast nook, great room with 2-storey height ceilings, separate formal dining room, 3 upper bedrooms, all very, very large with a bonus room that could be used as a 4th upper bedroom. All rooms complete with elegant custom draperies & sheers. Basement developed with large bedroom, full bathroom, and games room/family room. Price includes net GST, home is Ready for immediate occupancy.

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Cougar Ridge, walk to schools, \$1,400,000

82 Cougar Ridge View, SW

Ideal, family oriented neighborhood & home! This property is in a spectacular location, walking distance to highly respected independent schools including sports oriented "The Edge" school, Calgary French & International School, and Waldorf school! Set on the ridge, siding onto a park & backing into a ravine with panoramic city views! This elegant 2850 sq. ft. two-storey has a finished walkout basement and offers a grand, open plan highlighted by a sweeping centre staircase and open view from the main floor to the walkout basement, heated granite flooring throughout the main & walkout basement levels, soaring ceilings & windows to enjoy the views, a total of 4 bedrooms, all with ensuite bathrooms (two bedrooms upstairs, plus an upper den with built-ins which could serve as the 3rd bedroom upstairs, one on the main floor serving as either a nanny or granny suite & one more in the walkout basement), a beautiful maple kitchen with huge island & pantry, granite counters & high performance appliances. The walkout is finished to include a media room, bedroom/bathroom, family room & huge laundry/sewing room. This home is sure to impress

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The Slopes, Unobstructed Mountain views, \$1,600,000

65 Slopes Grove, SW

Your chance to own an amazing, private hilltop Estate, with unobstructed valley & Rocky Mountain views! This large, hilltop home offers almost 6000 sq. ft. of elegantly appointed living space on three levels with a total of 6 bedrooms. The well thought out floor plan will suit a variety of family situations, from a blended family, to a family w/ children & nanny, and including a family which may require semi-private living quarters. This includes a main floor owner's suite with full window walls to enjoy the views, 3 upper bedrooms with an adjoining private family room area, and 2 walkout level bedrooms. Features a huge great room w/ vaulted ceilings and window walls, vaulted library, maple & granite kitchen with built-in kitchen office space, upper bedrooms which were designed around a private family room with built-in homework stations, walkout basement with glass walled & elegantly appointed wine room, media room, family room, 2 bedrooms & 2 bathrooms. Triple garage, huge 166-ft x 200-ft lot. Country feel, city close, just 5 minutes to West Hills shopping & a quick commute to downtown.

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