

## Inglewood \$275,000



**SOLD**

### Historic "McGill Block"

The largest floor plan on the top floor of a heritage building in the historic Inglewood area. Across from the river & close to antique shops & restaurants. 789 s.f. corner unit loft with gorgeous DT views, 11-ft ceilings, high arched windows on 2 sides, bedroom w/ double French doors, condo fee \$255/mo.

## Richmond Hill \$425,000



**SOLD**

### 133 Sierra Morena Close, SW

Terrific location, quiet, low traffic crescent, but walking distance to West Hills shopping, restaurants, theatres, coffee shops & a quick commute to DT! 1700 s.f. 2-storey + developed basement, neat as a pin, hardwood floors, oak kitchen, 3 + 1 bedrooms, nice yard w/ mature trees.

## Signal Hill \$650,000



### 3147 Signal Hill Drive, SW

Newer 2-stry, close to rink, soccer field & elementary school! 2218 s.f. + dev'd basement, 3 bedrooms, maple & granite kitchen, mountain views, great room plan with den + bonus room offering entertainment centre built-ins, basement offering family room, games room, 4th bedroom & bath.

# 208 Lynx Ridge Road, NW \$925,000

## New home in a golf course community

If you love to golf then this is the home for you. A brand new home in the desirable golf community of Lynx Ridge, walking distance to the clubhouse but just off the course so no need to worry about stray balls or noise from the course.

With basement development this home offers almost 3900 s.f of living space with 3 + 1 bedrooms & bonus room (the bonus room would easily convert to a 4th upper bedroom). All are generous, adult sized bedrooms. This home features a maple & granite kitchen with walk-thru pantry, maple floors, high ceilings & large windows with expensive, custom draperies included.

Live in a country atmosphere, but city close, just 5 minutes from Crowfoot Centre shopping, YMCA etc. This 2917 sq. ft. 2-storey with developed basement & triple garage is set on a roomy 1/2 acre lot (130 x 226-ft), perfect for the avid gardener & awaiting your individual landscape plans. Enjoy city and mountain views from the master suite.

The basement is finished with 9-ft ceilings, family room/games room combination, extra bedroom & full bathroom. Price includes net GST to builder, home is ready for immediate occupancy. Take Crowchild west from the city, turn left onto 12 Mile Coulee Road, turn right onto Lynx Ridge Blvd.

## West Springs \$690,000



### 10 Wentworth Crescent, SW

Wonderful location, backing onto the park, in a tucked away, quiet street, but walking distance to the new Co-op shopping centre! Almost new home, extensive hardwood flooring, deep toned maple kitchen w/ granite counters, huge pantry, main floor den, 3 bedrooms + bonus room.

## Richmond Hill, \$699,000



### 905 Sierra Morena Court, SW

Tremendous value for the size! 2700+ s.f. + dev'd walkout, 3 + 3 bedrooms, all with walk-in closets, 5 bathrooms, white kitchen, oak hardwood, vaulted ceilings, 2 bedrooms upstairs w/ shared Jack & Jill bath, corner lot, backing greenbelt, across from a park, with mountain views.

## Cougar Ridge, \$1,400,000



### 82 Cougar Ridge View, SW

A very dramatic home, in a special location, backing ravine, siding park, with panoramic views, and walking distance to Waldorf, Edge & International schools! Mountain bike or ski at nearby COP, quick access to DT and U of C, 2850 s.f. + dev'd walkout, 4 bdrms, each w/ ensuite.



## Spring Valley \$1,400,000



**SOLD**

### 20 Spring Valley Mews, SW

Elegant 3300 s.f. 2-storey + developed basement, exclusive cul-de-sac location, super private pie lot, nestled into a natural treed area. Heritage style new home w/ grand iron & maple staircase, hardwood flooring, high tray ceilings, granite counters & vanities, 4 bedrooms, den & bonus room.

## The Slopes, \$1,600,000



### 65 Slopes Grove, SW

Private hilltop estate, 200-ft lot, forever mountain views from all levels including walkout basement. Almost 6000 s.f. on 3 levels, total of 6 bedrooms, wonderful for a large family, nanny or for semi-private living quarters, main floor master bedroom, walkout with home theatre & wine room.

## Lake Chaparral, \$2,195,000



### 38 Chapala Landing, SE

It's a vacation home & it's your year round home on the lake! Exclusive location on Calgary's cleanest lake, perfect family home, walking distance to two new elementary schools, close to playing fields, parks, everything you need in one spot, convenient access to DT & shopping.

