

**Glamorgan \$419,000**



**44 Glamis Gardens, SW**

Big end unit townhouse, over 1500 sq. ft. with fenced west backyard with heritage stone patio & perennial landscaping, double attached garage, 3 bedrooms, formal living & dining, kitchen w/ granite counter, family room w/ f/p.

**Silver Springs \$450,000**



**128 Silverthorn Way, NW**

Charming 1700 sf home, quiet crescent, nothing to do but move in, gleaming hardwood floors, white kitchen with island/breakfast bar, family room with fireplace & sliding doors to flagstone patio, 3 bdrms & den, big front verandah.

**West Springs \$499,000**



**59 West Springs Close, SW**

Charming heritage style 1726 sf home w/ front veranda & south bkyard, quiet cul-de-sac. Features gleaming hardwood floors, white country kitchen, main floor den, formal dining room, 3 bedrooms, sunny deck, no maintenance vinyl fence.

**West Springs \$589,000**



**7 West Jensen Place, SW**

Stylish attached bungalow (not a condo), built in 2006, w/ dev'd basement, 2200 sf of development, 3 bdrms in total, hardwood floors, vaulted ceilings, granite counters, upgraded appliances, skylight, 2 fireplaces, sunny south backyard.

**Killarney up/down duplex \$599,000**



**2004 - 36 Street, SW**

Big 3 bedroom bungalow (1385 sf) w/ 2 legal/non-conforming 1 brdm bsmt suites, 50-ft corner lot, dbl garage, in excellent condition, newer appliances, fresh paint, hardwood, wonderful revenue prop. Potential revenue \$3000/mo.

**Altadore \$625,000**



**4616 17th Street, SW**

1458 sq. ft. stylish bungalow, dev'd basement, 50-ft R-2 lot, quiet street in popular Altadore, 3 + 1 bdrms, 2 full baths, home has been well kept & updated over the past years, newer kitchen & appliances, stone fireplace, single garage.

**Strathcona \$650,000**



**57 Strathlea Grove, SW**

Huge pie lot on child-friendly cul-de-sac, 2140 sf home + dev'd basement (almost 3000'), 3+1 bdrms & den w/ French doors, vaulted bonus room, 2 f/p, Island kitchen, extensive hardwood & tile floors, Oversized double garage.

**West Springs \$695,000**



**161 Wentworth Park, SW**

Big pie lot, like your own private park, incredible landscaping with large pond & waterfall, bridge, heritage stone patios, deck, fire-pit & an aspen grove! 2000 sf 2-storey with developed basement, 2000 sf, total 4 bdrms, cul-de-sac location.

**Christie Estates \$799,000**



**148 Christie Park View, SW**

Spacious brick bungalow with developed walkout basement, total of 3100 sf of development, 2+2 bdrms, hardwood & slate floors, wet bar, granite counters, vaulted ceilings thru most of main lvl, walkout family room is open to main floor.

## Springbank Hill

### Carefree Villa Living

**\$569,000**

An attractive & conveniently located villa may be just the lifestyle you've been looking for. Close to Griffiths Woods Park, shopping, theatres & restaurants in West Hills. Shows 10/10, like a showhome, open plan, 2100+ sq. ft. of total living space, perfect for entertaining, chat with your guests as you prepare a meal in the beautiful kitchen with granite counters, set up drinks or a buffet on the pass-thru next to the family room & listen to music thru built-in speakers. The formal dining room is filled with natural light and boasts French doors and built-in granite topped serving area. Enjoy sitting by the fire in the vaulted great room or step outside to sit on the deck which overlooks a tranquil greenbelt. Your bedroom boasts a luxurious ensuite bath with dual sinks, soaker tub & separate shower and entry to the spacious walk-in closet. A switchback staircase with iron spindles takes you upstairs to the family room. Fully developed basement with a 2nd fireplace, wet bar with granite counter, home office/2nd bedroom complete with Murphy bed & built-in desk combination, full bathroom & very large laundry room with full wall of cabinetry, double sink & built-in clothes racks, Welcome to a more relaxed lifestyle at 218 Springbank Villas!

