

**Royal Oak \$569,900**



**205 Royal Elm Road, NW**

New home, with developed walkout basement, backing onto the ravine! Incredible value for this home that is ready for you to just move in. Open plan, 3 +1 bedrooms + den, master bedroom w/ walk-in & 5-piece jetted tub ensuite.

**Springbank Hill \$675,000**



**27 Springbluff Blvd. SW**

This is an amazing home with some fabulous upgrades such as the fabulous mahogany wine cellar with slate floor & brick walls & the impressive wet bar! 3 +1 bedroom home, 2 ensuite baths, almost 2900 sf of development, like new!

**Christie Estates \$825,000**



**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 \$589,000**



**218 Springbank Villas, SW**

Carefree villa living, close to shops, park & golfing, bungalow with loft + dev'd basement - almost 2200 sf of living space, stylish, like new condition, 2 bdrms, slate floor, granite counters, vaulted ceiling, 2 fireplaces, wet bar & Murphy bed!

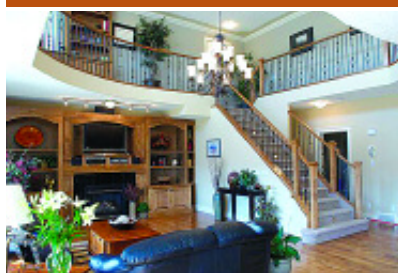
**Sienna Park \$769,000**



**123 Sienna Park Heath, SW**

Absolutely fabulous home, 2587 sf, 3 bdrms + den, like a show-home, incredible chef's kitchen w/ butcher's pantry & prof. style appliances (incl. Sub-Zero fridge), hardwood, crown mouldings, plantation shutters, granite counters, huge pie lot!

**West Springs \$850,000**



**25 West Cedar Point, SW**

Spectacular executive home, 2996 sf, backing onto greenbelt with mountain views from upper lvl, unique open plan w/ vaulted great room open to wrap around upper gallery & loft, 3 bdrms, den + loft, master bdrm & 6-pc ensuite w/ fireplace.

**Downtown \$599,000**



**Sub-penthouse, 1111 - 6 Ave, SW**

Large new 18th floor (sub-penthouse) in Tarjan Pointe, almost 1400 sq. ft. with 2 bedrooms & 2 indoor parking stalls, kitchen with granite counters, 20-foot ceilings & huge windows showcase breathtaking views overlooking city & river!

**Wildwood \$774,900**



**100 Wedgewood Drive, SW**

Wonderful location, north of Spruce Drive, Rebuilt from the basement up! Almost 1500 sf bungalow + dev'd basement, A+ location, like new, oak kitchen with granite counters, hardwood floors, stainless steel appliances, 3+2 bdrms, 55-ft lot.

**Springbank Hill \$885,000**



**209 Springbluff Blvd, SW**

Spacious two-storey, 2685 sq. ft. with 4 bedrooms, main floor den + large upper bonus room. Maple kitchen, hardwood floors, dining area with 10-ft high ceilings & wrap around windows, bonus room with 5 west facing windows.

## Wentworth

*88 Wentworth Crescent, SW*

**\$650,000**

This beautiful newer home is located in desirable "Wentworth", the estate area of West Springs, on a low-traffic street, steps to the ravine, close to many private schools, a quick commute to downtown & walking distance to the new Co-op Shopping Centre. The exterior has wonderful curb appeal with natural stone & stucco finishing and a welcoming front verandah.

This well planned 2145 sq. ft. home is ready to just move in to & enjoy and features large windows, abundant natural light, gleaming hardwood floors & soft neutral décor. The open plan offers a foyer with large art niche, flex room (perfect as either a formal dining room or main floor den), great room with 3 west facing windows & fireplace w/ maple mantle, spacious kitchen with hardwood floors, stainless steel appliances & eating bar, an adjoining breakfast room (which is large enough to double as your primary dining area) has 3 windows & is filled with natural light, a French door opens to a large deck (with gas outlet for your BBQ) & sunny backyard, your outdoor entertaining space.

The upper floor has 3 bedrooms & a bonus room with centre vaulted ceiling. The 14-ft master bedroom overlooks the backyard & has a wonderful 5-piece ensuite bathroom with tile floors, double sinks & corner windows over a soaker tub & separate shower with rain-head shower fixture. End of June possession available, so move in before school starts, this home is sure to impress!

