

samcorea

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Choose your Strathcona home

**STRATHCONA, \$599,900  
BACKING ON TO THE RAVINE**

The most sought after location in Spring Haven – backing south on to the treed ravine with walking paths and open views. This spacious 2 storey with fully developed basement offers over 3500 sq.ft. of living space with 3 + 2 bedrooms (including master suite with sitting room and private deck), main floor den with double French doors, vaulted living room, formal dining room with pillared entryway, white island kitchen with black granite countertop, fully developed walkout with family room, billiards room, 2 bedrooms & full bath. 56'x 117' lot.

**38 Strathridge Grove S.W.****STRATHCONA, \$484,900  
BEAUTIFUL BACKYARD, QUIET LOCATION**

Better than a showhome! Absolutely pristine family home ideally located on a quiet crescent backing onto treed open space. Over \$40,000 spent in landscaping in the sunny south backyard. Features hardwood and ceramic flooring, ivory millwork, gorgeous maple kitchen, Hunter Douglas "Silhouette blinds" and custom window treatments, large formal dining room, open great room, upper bonus room, 3 Bedrooms including master suite with sitting room, fireplace and views.

**136 Strathlea Place S.W.****STRATHCONA, \$469,900  
NEAR PLAYGROUND & PARK**

Terrific family home in desirable location next to playground & park with sunny south backyard and lots of trees for privacy. Stylish 2725 sq. ft. 2 storey with 3 bedrooms, upper bonus room, main floor den and fully developed basement. Features extensive hardwood floors, 9' ceilings, maple kitchen with granite countertops, formal dining room with archways, lower media room and billiards room with large wet bar area. This home is wired for sound (includes built-in speakers) and computer networking.

**1560 Strathcona Drive S.W.****STRATHCONA, \$429,900  
4 BEDROOMS & WALKOUT BASEMENT**

Excellent Spring Haven location, quiet crescent steps away from park & playground. Newly built 2900 sq. ft. 2 storey with 4 upper bedrooms, upper bonus room with vaulted ceiling, palladian window and double French doors to balcony, main floor family room with stone fireplace, large dining room, gourmet kitchen, maple cabinetry, centre island and large eating nook. Features extensive hardwood flooring, soft-line drywall corners and granite counters in both kitchen & bathrooms. Walkout basement ready for future development.

**6 Strathlea Crescent S.W.****STRATHCONA, \$379,900  
3 BEDROOM BUNGALOW, RAVINE VIEWS**

Spacious (1800 sq. ft.) 3 bedroom bungalow with sunny south backyard and views towards the ravine! Features upgraded floor coverings, decorative archways, wrought iron railings, skylights, granite faced fireplace, formal dining room and beautiful kitchen with rich maple cabinetry, granite countertops, under-cabinet lighting, centre island, separate phone desk, pantry with French door and professional style stainless steel appliances. Basement developed with 4th bedroom and den with space for a large family room.

**1408 Strathcona Drive****STRATHCONA, \$329,900  
3 BEDROOMS & MAIN FLOOR DEN**

Beautiful 2071 sq. ft. 2 storey on no-thru street in Spring Haven. Features 2 storey foyer, open stairway with wrought iron spindles, living and dining rooms with hardwood flooring, main floor family room with 2 storey height ceilings, high windows, gas fireplace and entertainment centre niches, fabulous kitchen with hardwood flooring, large eating nook, granite counters, centre island and stainless steel appliances, main floor den, 3 upper bedrooms including large master suite with walk-in closet and marble jetted tub.

**38 Strathridge Way S.W.**

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Phone: (403) 686-7800

What is your home worth? Call for a market evaluation