

BREATH-TAKING MOUNTAIN VIEWS! 'THE SUMMIT', \$750,000



An architectural masterpiece set high on the ridge with truly breathtaking views & forever unobstructed foothills and Rocky Mountain views from every principal room on both levels of the walkout bungalow! Offering a total of over 3900 sq. ft. of luxurious living space with room for further development, this home is sure to impress. Features high, hand-plastered ceilings, cornice mouldings, ivory millwork & cabinetry, granite counters & vanities, numerous etched glass interior walls to take full advantage of the views, maple flooring, huge windows and sweeping, open-string circular staircase to the walkout level. This one is a show-stopper and must be seen!

3080 Signal Hill Drive S.W.

TRADITIONAL GEORGIAN 2 STOREY CHRISTIE ESTATES, \$599,000



Exquisitely upgraded Georgian style 2 storey w/ full brick exterior! Offering 2675 sq.ft. of living space + developed basement, 4+2 BR. You will be impressed as soon as you walk in the front door, the sweeping curved stairway and high ceilings in the foyer set the tone, it is refined & elegant throughout. This home has been renovated within the past 5 years and features rich oak flooring, white kitchen w/ granite counters open to family room w/ brick f/p, beautiful formal sitting room & formal dining room with French doors, ivory millwork, cornice mouldings, wide California shutters & designer paint colors! Large backyard w/ south exposure, newer architectural series shingles on the roof w/ 40-year warranty.

204 Christie Knoll Point S.W.

PERFECT FAMILY HOME STRATHCONA, \$449,000



Spring Haven, steps to the park! This one has it all, offering 2264 sq. ft. of living space + fully developed daylight basement (huge windows but not a walkout) for a total of over 3000 sq. ft. of development. Features bordered ceilings, white millwork, open maple & iron staircase, extensive maple & ceramic flooring, maple kitchen w/ granite counters & huge butler's pantry, Great Room w/ riverrock fireplace, formal dining room, spacious upper bonus room w/ built-in entertainment centre, 3 large upper bedrooms, beautiful basement development w/ 4th bedroom, den/home office, games/play room & full bathroom. A lovely east backyard!

14 Strathlea Crescent S.W.

FORMER SHOWHOME STRATHCONA, \$429,000



Spring Haven, across from the park! This former Cidex-built showhome is set on a beautifully landscaped & fenced lot. It offers 3 bedrooms & a main floor den, bright & airy Great Room w/ soaring 2-storey height ceilings & windows, full wall of built-ins, fireplace & Brazilian cherry hardwood flooring, the kitchen has maple cabinetry & granite topped, tri-level centre island. The sunny eating nook has windows on 3 sides and opens to the backyard and a huge deck. There is a formal dining room, and an open staircase w/ maple & iron railings takes you to the 2nd floor w/ 3 spacious bedrooms including lovely master suite with sitting area, his/hers closets & luxurious 5 piece ensuite bathroom.

1581 Strathcona Drive S.W.