

samcorea

Spruce Cliff \$435,000



#1607, 55 Spruce Place, SW

Westgate Park, with huge pool & gym. On future proposed LRT line, upgraded 914 sf suite, granite counters in both kitchen & bathrooms,, 2 bdms/2 baths, huge balcony, north & westerly views to mountains, 2 indoor parking spots.

Strathcona \$469,000



#31, 39 Strathlea Common SW

Executive townhouse, over 2000 s.f. 3 bedrooms + bonus room, extensive hardwood flooring, maple kitchen with granite topped centre island, butler's pantry w/ telephone desk, fireplace in great room, low condo fee \$212/month.

Erlton \$475,000



#103, 2411 Erlton Road, SW

A must see – one of the most upgraded suites in the Waterford! 1065 sf, 2 bedrooms/2 baths, extensive use of porcelain tiles, granite counters thru-out, solid maple cabinets, stainless steel appliances, f/p, patio & private outside entryway.

Sienna Park \$595,000



58 Sienna Park Terrace, SW

Great location, backing wide greenbelt! 2275 sf 3 bedroom home walking distance to school/ rink/ park. Extensive hardwood, arched openings, large kitchen, granite counters + glass front cabinets, great room & bonus room both with fireplaces

Crescent Heights \$899,000



1412 – 2A Street NW

Walk to work! Exceptional newer home on a quiet street!, almost 2900 sf including basement, dbl garage, 3 bdms, den, huge vaulted master suite (22 x 20), hardwood & slate floors, granite counters, custom kitchen, river-rock fireplace.

Discovery Ridge \$975,000



32 Discovery Ridge Rise, SW

Excellent location, backing greenbelt, south backyard, large 4 bedroom home with developed walk-out basement, 2760 sf + walkout developed with 5th bdrm & games/family room. Oversize garage, granite counters, fireplace in master bedroom.

Aspen Estates \$1,390,000



33 Aspen Meadows Heath, SW

Aspen Estates, new construction, 2929 + developed walkout basement, superior finishes, hardwood, granite, upgraded closet organizers, Grohe faucets, beveled french doors, steam shower + ultra-tub, 4+2 bedrooms, den, library, south backyard.

Bowness \$1,395,000



2 Bowbank Crescent, NW

Steps to the river & close to downtown, a rare find, newer home but feels like a European country home, very elegant & upgraded, 3200 s.f + dev'd basement, 3+1 bdms, 4 fireplaces, 4 car garage, beautiful river views & direct river access.

Elbow Valley \$1,695,000



123 Elbow Ridge Bluffs

Huge, 3061 s.f. bungalow + developed walkout, unsurpassed quality & superior craftsmanship, 6 fireplaces, huge principal rooms, high ceilings, Italian granite, brazilian cherry floors, 3 master bedrooms, one w/ ensuite laundry, 4 car garage.

Marketing your home for all it's worth.™

Church Ranches \$1,150,000

11 Lone Pine Crescent

Exclusive "Church Ranches" community with 3 man-made lakes, canal & stream on 70 acres of community parkland with hiking/walking trails: ideal for fishing, swimming and canoeing! This lovely bungalow is set on the highest vantage point in the development with sweeping westerly views towards the Rocky Mountains. 2268 sf + fully developed walkout, for a total of over 4200 sf of living space with 3 bedrooms & 3 baths, rich hardwood floors, high ceilings, expansive window walls (triple glazed) to take advantage of the views and sunny west exposure, white island kitchen with granite counters, large workshop & heated triple garage. Landscaped with easy care native plants & grasses.



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