

## Spruce Cliff - \$419,000



### #1003, 55 Spruce Place, SW

For panoramic city views & a stylish condo complex with the best in amenities incl. huge pool & gym, this is the one to see! 10th floor suite, 1072 SF with 2 bs & 2 baths. Across from golf course, on future C-train route, Wheelchair friendly.

## Discovery - \$499,000



### #302, 10 Discovery Ridge Hill SW

Stylish, spacious townhouse, double garage, 1700+ SF of luxurious living space, kit w/ granite counters, 3 bedrooms/3 baths, convenient location steps to coffee shop, wine & convenience stores, but siding onto tranquil greenbelt.

## West Springs - \$514,900



### 47 Weston Park, SW

3+1 bedroom, 2,500+ SF 2 storey home backing a park with fully developed basement! Hardwood floors, granite counters, double-sided gas fireplace & upper floor laundry. Heated garage, slab-heating in driveway & south facing rear yard!

## Springbank - \$550,000



### 24 Grandview Place

Outstanding opportunity to own and build in "Grandview Park" in South Springbank. Community is planned for pathways & trails, and a 'commitment to maintain and respect the integrity of the land'.

## Springbank Hill - \$575,000



### 6 Springbluff Blvd. SW

Terrific value, with a walkout basement! This 2016 SF 2-stry is bright & open w/ vaulted foyer, formal dining/flex room, great rm with fireplace, maple kitchen, hardwood floors, bonus room & 3 bedrooms, the walkout awaits your future plans.

## Richmond Hill - \$579,000



### 1040 Sierra Morena Court, SW

Car lover's dream! This home has 2 double garages (attached & detached)! 1923 SF, 4 bdrms/4 baths, developed basement, 2-sided fireplace, wine cellar. Recently upgraded water tank/furnace/roof & Low-E windows.

# Are you getting the right advice?



## Cougar Ridge - \$625,000



### 81 Cougar Ridge View, SW

2138 + 1022 SF 2-storey with fully developed basement! This 3 bedroom, 2.5 bath home fronts a ravine and features hardwood floors, 2-storey ceiling in great room, sprawling master suite w/ 5 pc jet tub ensuite. Close to parks, schools & DT!

## Altadore - \$695,000



### 2047 - 49th Avenue, SW

1673 SF 3 bedroom, 3 bath 2-storey boasting hardwood floors, granite counters & stainless steel appliances in kitchen, flat-surface ceilings, elegantly curved staircase in foyer & south facing back yard!

## Valley Springs - \$775,000



### 30 Valley Crest Rise, NW

2249 + 1100 SF, 4 bedroom 2 storey on treed ravine with developed walk-out! Cherry hardwood, granite counters, 9' ceilings, stainless steel appliances & rich maple cabinetry. Master boasts raised sitting area, walk-in closet & 5 pc jet-tub ensuite.

## Crescent Heights - \$875,000



### 1412 - 2A Street NW

Walk to work! Exceptional heritage-inspired newer home on quiet street, almost 2900 SF incl. bsmt, dbl garage, 3 bdms, den, huge vaulted master suite (22 x 20), hardwood & slate floors, granite counters, custom kitchen, river-rock f/p.

## Altadore - \$895,000



### 2015 - 40th Avenue, SW

1954 + 771 SF with fully finished basement! Built by Saddle River Custom Homes, "The Dorchester" boasts hardwood floors, crown moulding through-out, granite counters, stainless steel appliances, 3-sided f/p in master & in-floor heating in basement!

## Altadore - \$895,000



### 4218 - 18th Street, SW

1898 + 741 SF with fully finished basement. Another gem by Saddle River Custom Homes! "The Chelsea" feat. hardwood flooring, legacy kitchen w/ stainless steel appliances & granite counters & 3-sided f/p master, 6 pc ensuite w/ jetted shower!



## Strathcona Park - \$895,000



### 39 Strathridge Gardens, SW

On the ravine! Ideal location – quiet crescent with South backyard! Bungalow with developed walkout, 1782 + 1407 SF, 1+2 bedroom bungalow with soaring ceilings, hardwood floors, granite, den with Murphy bed.

## Patterson - \$995,000



### 75 Patterson Drive, SW

3642 + 1614 SF, 2-storey with 5 bedrooms – this home is HUGE! Fully developed basement, hardwood, granite, luxurious master hosts 5 pc ensuite with ultra-tub & private veranda. 12' wet bar in basement, south rear yard w/ built-in 5 burner BBQ!

## Patterson - \$1,050,000



### 198 Patterson Boulevard, SW

2021 + 1663 SF, 4 bedroom bungalow with STUNNING VIEWS & developed walk-out! Granite counters, 3-sided fireplace in nook/great room. Master suite w/ fireplace, gorgeous view of river, His & Her walk-in closets & 5pc jet-tub ensuite.

## The Promontory of Cougar Ridge - \$1,095,000



### 95 Cougar Plateau Circle, SW

2603 + 1288 SF stunning 2-storey home! Hardwood floors, marble floors, 8" baseboards, honed granite counters, top-of-the-line professional appliances, spa-inspired master ensuite with jetted shower & jet-tub & his & her walk-in closets! Incredible!

## Elbow Valley - \$1,195,000



### 44 Golden Aspen Crest

Main floor hosts romantic master suite, 2nd bedroom, full bath, formal dining & spacious laundry room. Granite counters & stainless steel in kitchen. Fully developed basement features 2 bedrooms, a vast family room, media room, den & full bath.

## Aspen - \$1,695,000



### 159 Aspen Meadows Place, SW

Sprawling bungalow (2977 SF) with developed walkout & oversized triple garage! Over 5700 SF of luxurious living space, 3 bedrooms, den, gym, wine cellar/tasting room, spectacular wet bar, media room & garage w/ it's own fireplace!