



### Rocky Ridge - \$359,000



**#15 - 15 Rocky Ridge Gate, NW**  
Enjoy the maintenance free lifestyle of condo living with many of the luxuries of a private residence. This lovely 3 bedroom home offers nearly 2000 SqFt of developed living space as well as a double attached garage. Basement beautifully developed!

### Copperwood - \$375,000



**#1104, 24 Hemlock Crescent, SW**  
1083 SF executive condo overlooking Shaganappi Golf Course! Open, bright floorplan, 1 bdrm, 2 bth, wrap-around kitchen w/ breakfast bar, spacious dining & living room. Private patio, big master & 5pc ensuite. Titled, underground parking.

### Cougar Ridge - \$599,000



**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!

### Coach Hill - \$619,900



**39 Coachwood Place, SW**  
2127 + 704 SF beautifully updated 4 + 1 bedroom on a quiet cul-de-sac; close to schools, parks, and DT! Hardwood floors, wood-burning fireplace, formal dining room, stainless steel appliances & granite in kitchen, large backyard & developed basement!

### Acadia - \$379,000



**9315 Academy Drive, SE**  
Perfect starter home! 3 bedroom bungalow close to Deerfoot Meadows, schools & parks. Hardwood floors, upgraded kitchen & baths, media room in developed basement as well as 3rd bedroom w/ 3 pc ensuite & walk-in closet - perfect master!

### Bridgeland - \$424,900



**222 - 6A Street, NE**  
Much sought after location, across from Riverside Bungalow/Park, with city views! "Grandma's house", in wonderful-well maintained condition, hardwood floors, newer windows, over 900 SF + basement, 30 x 110-foot lot, detached over-sized single garage!

### Patterson - \$625,000



**138 Patterson Hill, SW**  
1370 + 1076 SF beautifully updated 2+2 bdrm bungalow w/ dev'd walk-out! Rich hardwood flrs, vaulted ceilings, California shutters, granite counters & more! Formal dining, vaulted great rm w/ f/p & gourmets dream kitchen! Views & yard are gorgeous!

### 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!

### Springbank Hill - \$459,000



**42 Spring Crescent, SW**  
3 bedroom bungalow with gleaming hardwood floors, 1118 SF situated the corner lot of a quiet street! Kitchen with classic white cabinetry & bright dining nook w/ access to large rear deck. Close to bird sanctuary, Griffiths Woods & minutes to DT!

### Richmond Hill - \$569,000



**1040 Sierra Morena Court, SW**  
1923 SF, 4 bdrms/4 baths, developed basement, 2-sided fireplace, wine cellar. Recently upgraded water tank/furnace/roof & Low-E windows. This home has 2 double garages (attached & detached) - perfect for a car lover or use one as a workshop!

### Strathcona Park - \$695,000



**55 Stratton Crescent, SW**  
Location, location: City views, South backyard, across from the ravine + siding treed green space! 2223 SF, tastefully renovated, 3 bdrms, jetted tub in master ensuite, jack n' jill ensuite, wood burning f/p, hardwood floors & granite counters in kitchen!

### Garrison Green - \$750,000



**5616 Henwood Street, SW**  
Fantastic home by Albi in sought after Garrison Green - steps from Mount Royal, quick commute to downtown. 1900 + 654 SF, 4 bdrm 2 storey. Granite counters, espresso hardwood floors, 3 sided fireplace, master w/ 5 pc jet tub ensuite.

### Spruce Cliff - \$775,000



**624 - 36th Street, SW**  
Brand new home in Spruce Cliff: walking distance to the Shaganappi Golf Course & an easy commute to downtown! This 3 bedroom, 2039 SF home boasts hardwood floors, granite counters throughout, handsome Cherry-stained maple built-in's and more!

### Bridgeland - \$849,000



**228 - 6A Street NE**  
Large home on a 44-ft lot, in an excellent location facing onto a park with wonderful city views from both levels. 3040 SF + developed basement, 5 bedrooms upstairs, renovated kitchen & baths, granite counters, steam shower, jetted tub.

### West Springs - \$895,000



**27 Westpark Crescent, SW**  
Large 2-storey on a beautiful street, 2767 SF with 3 bedrooms, bonus room, main floor den, formal dining room, hardwood floors, granite counters, island kitchen, curved staircase, master with jetted tub.

### Patterson - \$995,000



**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.

### Strathcona - \$850,000



**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.

### Altadore - \$850,000



**4218 - 18th Street, SW**  
Another gem by Saddle River Custom Homes! 1898 + 741 SF with a fully finished basement, "The Chelsea" feat. hardwood flooring, legacy kitchen w/ stainless steel appliances & granite counters & 3-sided f/p in master, 6 pc ensuite w/ jetted shower!

### Springbank - \$1,275,000



**64 Springland Way**  
2 acres of gorgeous land in Springbank, this 3112 SF + dev'd bsmt, 6 bedroom + den, 2-storey home has more than enough room for any family, with plenty of play space outside & in the fully developed basement! Solarium w/ hot tub & luxurious master suite!

### Discovery Ridge - \$1,450,000



**31 Discovery Drive, SW**  
On the ridge, overlooking the valley & pond, panoramic views from most rooms. A very rare find, this home has an elevator! Tastefully decorated, high-end finishes, airy & open plan, soaring ceilings & windows, 2750 SF + dev'd walkout, 3+1 bdrms & den, 3 f/p's

### Signal Hill - \$875,000



**101 Sienna Park Gardens, SW**  
Stunning 5 bedroom home offering over 2600 SF plus developed walkout sitting atop Sienna Hill with sweeping views! Vaulted living room with 2-sided fireplace. Master suite boasts views, huge walk-in closet with & jet-tub ensuite.

### Richmond Hill - \$875,000



**119 Sierra Morena Court, SW**  
Over 10,600 SF pie lot - one of the best in Richmond Hill! Over 3600 SF featuring incredible mountain views, hardwood floors, granite counters, stainless steel appliances, 4 bedrooms, 3.5 baths, & developed walk-out! Absolutely amazing!

### Shaganappi - \$1,475,000



**1724 - 24A Street, SW**  
Just a few minutes to downtown & situated on an extra wide 40' x 125' lot, this luxurious 2,541 SF 3+1 bedroom home boasts: Developed basement, 3 storey spiral staircase, 25' x 15' 2 tiered media room, and over-sized triple garage!

### Elbow Park - \$2,195,000



**130 Garden Crescent, SW**  
Architecturally designed, as new, an exquisite renovation, a fabulous downtown retreat in tranquil location backing ravine, steps to river & Glencoe Club. Features dual master suites, amazing kitchen, beautifully appointed wine cellar & media room.