

## INCREDIBLE YARD & LOCATION PATTERSON, \$875,000



A spectacular location, this home is set on a pie lot backing south into a natural wooded ravine & fronting onto a huge island park. The beautifully landscaped lot offers mature plantings of trees and perennials, several patios and wonderful city views. This superbly designed 3627 sq. ft. executive home has a fully developed walkout basement, triple garage, 4+2 Bedrooms, main floor den w/ extensive built-ins, dramatic curved open string stairway w/ iron spindles, family room w/ 2-storey height ceilings & windows, huge gourmet kitchen w/ granite counters, large formal & entertaining areas & superb master retreat w/ fireplace and steam shower

**14 Patterson Close S.W.**

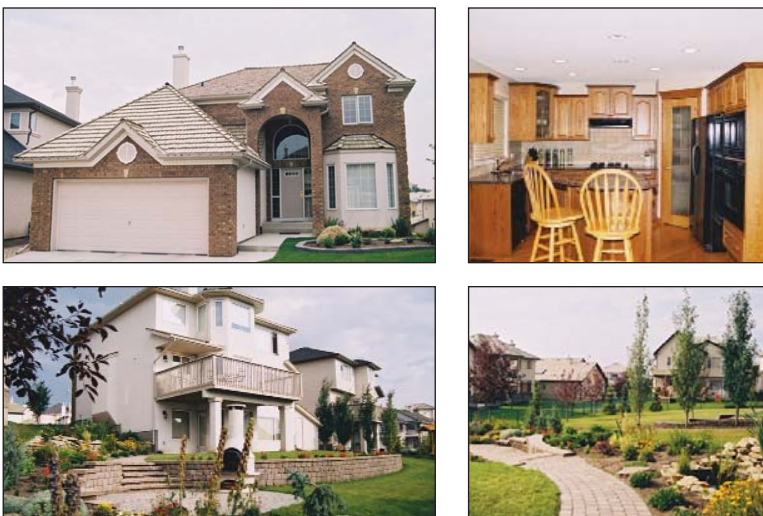
## 4-ACRE PARCEL BEARSPAW, \$795,000



Beautifully designed and new country home on a 4-acre parcel fronting west on rolling land and backing east into private woods in Bearspaw. This 2471 sq. ft. bungalow offers 4000 sq. ft. of development (including the walkout basement) and a triple garage. Finishing details include 10'-14' high & vaulted ceilings, Arts & Crafts style influences with French doors, high transom windows, rich cherry cabinetry, granite counters & vanities, American Cherry flooring and wool carpeting. There are 4 bedrooms, 3 fireplaces (incl. one in the master suite), a main floor den w/ built-ins, and walkout basement with dramatic two storey height wall of windows.

**31189 Woodland Way**

## BEAUTIFUL LANDSCAPING SIENNA PARK, \$495,000



Cul-de-sac location, walking distance to parks, skating rink and elementary school! This 2325 sq. ft. 2 storey offers 4 bedrooms & 2 dens in a total of almost 3400 sq. ft. of development including the walkout basement. Finishing details incl. dark hardwood flooring, rich oak cabinetry & built-ins, granite countertops & vanities, French doors, 3 fireplaces (incl. one in the master bedroom sitting room), dramatic stepped ceiling treatment in the formal dining room and open curved stairway to the 2nd floor. The sunny southeast pie lot is beautifully landscaped and offers pond, outdoor fireplace and two circular heritage stone patios.

**327 Sienna Park Bay S.W.**

## WALK TO FRENCH SCHOOL COUGAR RIDGE, \$334,900



The ideal location, walking distance to the Calgary French & International School in Cougar Ridge. This 3 bedroom, 3 bath, 2129 sq. ft. 2 storey was completed in 2002 and has lovely curb appeal with its turret design and inviting front porch. Finishing details include 9' high ceilings, easy care & stylish slate flooring throughout the main floor (includes heated flooring in the kitchen and in the ensuite bathroom), large kitchen w/ white cabinetry, walk-in pantry & lunch bar, open Great Rm, main floor computer area, open curved stairway with iron spindles and gallery style hall overlooking the main floor, master BR w/ 5 piece ensuite.

**128 Cougar Ridge Drive S.W.**