



### Spruce Cliffe , \$429,000



**#1003, 55 Spruce Place, SW**  
1,073 SqFt condo in the Brava! 2 Bdrm/ 2 bth with wrap around views from the North Hill to downtown & over the golf course. Facilities incl. a large pool, hot tub & gym. Cozy gas fireplace, full-sized stacked washer & dryer, and sleek Euro-style cabinetry.

### Erlton, \$475,000



**#103, 2411 Erlton Road, SW**  
1,091 SqFt 2 bedroom + den in the exclusive Waterford of Erlton: walking distance to the downtown core, Talisman Center, Stampede grounds & LRT. Elegant porcelain floors & granite countertops. Wrap-around kitchen w/ ceiling-height maple cabinetry & SS appliances. Gas fireplace situated in spacious great room w/ French door access to the patio.

### Discovery Ridge , \$549,000



**26 Discovery Woods Villas, SW**  
1,326 SqFt condo feat. outstanding floorplan, stunning mountain views and maintenance-free lifestyle! Bright dining room with a large window framing West views of the mountains. Kitchen feat. huge center island w/ raised eating bar & prep sink, easy-care tile backsplash and stainless steel appliances. Dbl attached garage.

### Springbank, \$550,000



**24 Grandview Place, SW**  
Outstanding opportunity to own and build in "Grandview Park" in South Springbank. This fabulous community is planned for pathways & trails, extensive tree plantings and a 'commitment to maintain and respect the integrity of the land' - you are sure to be surrounded by nature at Grandview Park!

### Altadore, \$554,900



**4203 - 16th Street, SW**  
1,179 Sq.Ft beautifully renovated designer home in sought-after Altadore. Feat. hardwood flooring, porcelain tile w/ heated flooring in the kitchen & bathrooms, granite counter tops, Grohe & Toto fixtures, stainless steel & more! Developed basement w/ lrg media room.

### Signature Parke , \$575,000



**84 Simcoe Close, SW**  
Fabulous mountain views in this lovely 3 bedroom, 2,212 SqFt home. Just minutes to the West Side Rec Center, choice public & private schools and an easy commute to the city core. Sprawling great room w/ gas fireplace open to oak kitchen.

### Southwood, \$635,000



**19 Sydney Drive, SW**  
1,820 SqFt hillside bungalow on a huge lot! Features vaulted ceilings, fully developed walkout basement, beautifully landscaped SW yard, 2 fireplaces, large oak kitchen & much more. Quiet, mature neighbourhood is just a quick commute to the Southland Leisure Centre, Macleod Trail & downtown.

### Discovery Ridge , \$975,000



**32 Discovery Ridge Rise**  
Stunning custom home backing onto a linear park with fully developed walkout! Feat. 3-way gas fireplace in great room, chic granite counters in kitchen, 3-way gas fireplace & jet-tub ensuite in master, oversized garage & large, fenced South rear yard.

### Aspen Woods , \$1,795,000



**159 Aspen Meadows Place, SW**  
5700 s.f. of living space & 3 bedrooms in total, Frank Lloyd Wright inspired architecture, dramatic, open plan, perfect for entertaining, with spectacular upgrades & state-of-the-art features including home theatre, gym, wine tasting room /cellar & games room with bar area. Auto-lovers dream, oversized triple garage with fireplace.

## Strathcona Park , \$1,795,000

### 63 Strathridge Gardens, SW

Clean-lines, sleek decor & urban style fuse together in this executive home in desirable Springhaven: backing onto a ravine on a large pie lot & boasting a fully developed walkout basement. Magnificent home showcases custom millwork, furniture-quality built-ins, European halogen lighting, full porcelain tile main floor with in-floor heating, California shutters, soaring ceilings & huge window framing spectacular ravine views. Enter into an impressive foyer where double French doors lead into a stunning living room.

Elegant formal dining room is perfect for entertaining! Family room is breathtaking with a window-wall framing expansive ravine views. Custom kitchen is a chef's dream with large centre island, high gloss Euro-styled cabinetry, top-of-the-line stainless steel appliances & more! Upper floor is host to a spectacular master suite, 2 huge bedrooms, 5 piece bath and a bright den. Walkout hosts large rec room, spacious family room, exercise room, 4th bed, bath & wine cellar.

