



**West Springs \$419,000**  
12 West Cedar Rise

Wonderful opportunity to own newer 3 bedroom home with 1800+ s.f. of living space in West Springs! 2 car garage, patio + 2 balconies, deluxe kitchen with stainless steel appliances, granite counters & hardwood floors. Low condo fees.

C3280196



**Cougar Ridge \$519,000**  
552 Cougar Ridge Drive, SW

Stylish newer home, across from green space & just a few steps to the Waldorf School! Approx 1800 s.f. + superb basement development with media room, 3 bedrooms + bonus room, open plan, beautifully landscaped backyard, this one is a 10!



**West Springs \$525,000**  
107 Weston Manor, SW

Terrific value, 3 bedroom family home, on quiet street, steps to park & playground. Upgraded 2034 s.f. home with "estate Pkg" finishings, hardwood floor, maple kitchen with island/eating bar, bonus room, master suite with his & hers walk-in closets.

C3278858



**Discovery \$559,000**  
#302, 10 Discovery Ridge Hill, SW

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

C3269553



**Montreaux \$649,000**  
98 St Moritz Terrace, SW

Gorgeous 3 bedroom home with gleaming hardwood floors on 2 floors, furniture-quality closet organizers in all bedrooms, unique stone details including a stone feature wall, granite counters, stainless steel appliances & stone backsplash.

C3280804



**Montreaux \$649,000**  
191 St Moritz Drive, SW

Beautiful new Montreaux home, almost 2000 s.f. + developed basement, open plan, island kitchen with deep toned maple cabinets, hardwood floors, great room with fireplace, 3 bedrooms & den, basement developed with 4th bedroom, bath & family room.

C3278991



**Glenbrook \$289,000**  
#92, 3015 - 51 Street, SW

Exceptional renovation, this one has been entirely re-invented, 1161 s.f. 2-storey with 2 bedrooms, brazilian cherry hardwood & designer carpet flooring, jetted tub, spacious living room & dining room, south exposure, close to downtown, shopping & transit.

C3281475



**Spruce Cliff \$399,900**  
55 Spruce Place, SW

2 incredible new condo suites, both with double indoor parking, \$399,000 and \$459,000, choose your view, either overlooking the golf course & city lights or west to the Rockies, 2 bedroom/2 bath, terrific amenities including gym, pool, hot-tub.

C3274045



**Springbank Hill \$675,000**  
14 Springbluff Boulevard, SW

Stylish 2 storey with developed walkout basement, open plan, island kitchen, hardwood & travertine tile floors, 3 bedrooms + den, walkout with family/media room with entertainment centre, wet bar, & 4th bedroom, total of almost 3000 s.f. of chic living space!

C3278939



**Springbank Hill \$695,000**  
15 Springbank Mount, SW

Cul-de-sac location, generously sized 2-storey with developed basement, almost 3100 s.f. of living space, hardwood floors, maple kitchen, formal dining room, large bonus room, 3 bedrooms, basement developed with play/games room, den with French doors & 2 pc bath.

C3281391



**Sienna Park \$748,000**  
418 Sienna Heights Hill, SW

Great Location, backing greenbelt, steps to school, skating rink & parks! 2259 s.f. 2-st + developed basement, formal living room & dining room + main floor family room & den, curved staircase, 3 + bedrooms, master with sitting room, beautiful, newly developed basement.

C3279076



**Cougar Ridge \$750,000**  
74 Cougar Plateau Circle, SW

A rare find in the area, bungalow with loft + developed basement for a total of 3750 s.f. of luxurious living space, main floor master suite + 2 more bedrooms upstairs & 4th down (with ensuite), soaring ceilings, built-ins, kitchen with granite counters.



**Wentworth \$750,000**  
80 Wentworth Crescent, SW

Wentworth, in the estates, beautifully upgraded 2-storey, approx. 2400 s.f., with 3 bedrooms & open loft/den, brazilian cherry hardwood floors, iron spindles on stairs, extensive use of stone with double sided fireplace, mosaic tilework, granite counters.

C3276969



**Discovery Ridge \$849,000**  
1 Discovery Ridge Link, SW

Unique, upgraded 2 storey, travertine tile floors, stone raised bowl sinks throughout, kitchen with upgraded stainless steel appliances & honed slate counters, vaulted master bedroom, ensuite with jet tub & waterfall faucet, 3 bedrooms & den.



**Glamorgan \$399,000**  
44 Glamis Gardens, SW

Walk to West Hills shops & to Mount Royal College! End unit townhouse, over 1500 s.f. with fenced west backyard, double garage, 3 bedrooms, formal living & dining, kitchen with granite counter, adjoining family room with fireplace.

C3277269



**Bridgeland \$609,000**  
Penthouse, 830 Centre Ave, NE

Spectacular 1400 s.f. penthouse suite, panoramic views of downtown & river valley, huge windows with motorized blinds, high ceilings, open concept, contemporary flair, concrete counters & sinks, hardwood floor, 3 bedrooms/2 baths, multiple balconies!

C3279108



**Discovery Ridge \$419,900**  
#519, 20 Discovery Ridge Close, SW

Top floor suite in the fabulous "Wedgewoods", a spectacular Canmore style setting, nestled into Griffiths Woods Park. 1100 s.f. 2 bedroom/2 bath condo with African Mahogany & Italian tile floor, high-end appliances in maple kitchen (incl. convection range with warming oven),

eating bar, gas fireplace, large windows & a French door to balcony frame the tranquil park views. Master bedroom with large walk-in closet, single indoor parking next to the elevator, Condo fee of \$270/month includes everything except cable & phone.

C3275468



**Strathcona \$995,000**  
66 Strathridge Grove, SW

Superb location, backing the ravine in desirable Spring Haven, one of the most popular neighborhoods on the west side! 2500 s.f. 2-storey, neutral décor, just freshly painted in designer colors, vaulted ceilings, hardwood floors, gracefully curving stairway, 4 + 1 bedrooms (master with huge walk-in closet),



main floor den with double french doors, mud-room with extensive built-in storage & bench, gorgeous, newly developed walkout basement with games room hosting a large wet bar, 5th bedroom, full bath & media room or study. Beautifully landscaped & sunny west backyard.

C3280199



**Discovery Ridge \$995,000**  
418 Discovery Ridge Boulevard, SW

Large executive home, with fully developed basement, approximately 4000 s.f. of luxurious living space. Highlighted by a huge kitchen with granite counters & impressive walk-thru pantry w/ 2nd fridge and extensive built-ins, open plan living & dining with gleaming hardwood, beautiful built-ins and

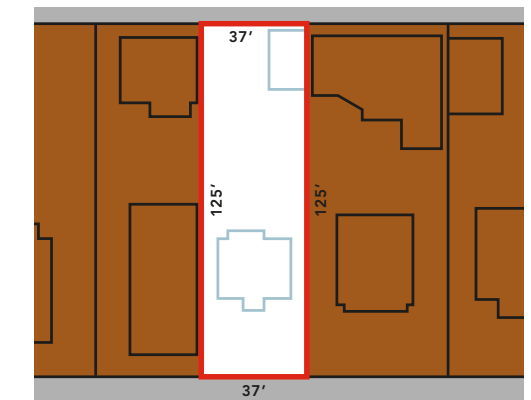
woodwork throughout, large main floor den, custom draperies, 2nd floor hosts 3 bedrooms, bonus room & study with built-ins, huge master suite with fireplace + fully dev'd bsmt with 4th bedroom, huge games/family room with wet bar & full bathroom. Beautiful south facing backyard steps to Griffiths Woods Park.

C3281315

## Investor's Corner

**Winston Heights/Mountview \$339,000**  
414 - 22 Avenue, NE

Land value, 500 s.f. doll-house on a 37 x 125 foot lot, ideal for redevelopment, with R-2 zoning. Close to downtown, Deerfoot Trail, Elk's Golf Course and SAIT. Located just off Edmonton Trail.





**Aspen Estates \$1,895,000**  
159 Aspen Meadows Place, SW

Beautiful Frank Lloyd Wright inspired architecture- This spectacular walkout bungalow is tucked away on an exclusive cul-de-sac on a large lot (70 x 140-ft). Offering 2977 s.f. on main floor + developed walkout, for a total of over 5700 s.f. of living space & 3 bedrooms in total, the dramatic, open plan is perfect for entertaining, with spectacular upgrades, soaring ceilings, rich finishings, extensive use of natural stone, soaring ceilings with celestary windows, dual staircases

on either side of an impressive centre feature full height stone fireplace, gourmet kitchen & large butler's pantry, spa-like ensuite with twinkling fibre-optic lights over double size tub, body shower with multiple heads, his & her's walk-in closets, state-of-the-art features including home theatre, gym, wine tasting room/cellar & games room with large bar area, dog grooming/shower room. Car-lovers dream, oversized triple garage with several windows & gas fireplace.

C3281089



**Contemporary showpiece in Spring Haven \$1,995,000**  
63 Strathridge Gardens, SW

Backing onto the ravine on one of the most desirable streets on the West side of Calgary! This sleek and contemporary executive residence offers 3700 s.f. of living space + fully developed walkout basement for a total of almost 5400 of luxury with 3 + 1 bedrooms & upper den (could be guest room or bedroom), walkout developed with large games room, family room, exercise room, wine cellar, bedroom & bath. Features lovely, heated porcelain tile floors, motorized Hunter-Douglas blinds (+ California shutters), European

halogen lighting, extensive furniture quality built-in features, curved walls, family room with window wall offering superb ravine views, professional style, clean-lined kitchen with top-of-the-line stainless steel appliances & curved eating bar. Ascend the stairs and escape to the owner's suite overlooking the ravine, and adjoining 6-piece spa-like bathroom with heated floors. The lot is an 8,258 s.f. pie with sunny southwest exposure. Triple attached garage with in-floor heating.

C3273657



**Water-front \$2,500,000**  
142 Emerald Bay Drive

Rare waterfront property just 25 minutes to downtown Calgary! Perfect for boat lovers, enjoy water-skiing this summer & ice fishing in the winter. 2.35 acres directly onto the Bears paw reservoir, with pastoral views of water & farms, spectacular 3700 s.f.

bungalow + developed walkout, over 7200 s.f. of luxury, show-home condition, nothing to do but move in. 4 car garage, 4 master bedrooms, circular drive with fountain, walking distance to golf course & boat launch, 8 minutes to city limits.

C3267545



**Springbank \$3,200,000**  
67 Artist View Point

Awe-inspiring panoramic views of the mountains & river valley are yours to enjoy in this spectacular home in a picturesque location. 2 acre parcel with beautiful grounds showcasing ponds, streams, a waterfall feature and firepit! Over 7100 s.f. above

grade + developed walkout, this home features an incredible 8 car garage, amazing indoor salt water pool with exercise room & spa, 6 bedrooms, 7 bathrooms and 5000 bottle wine room with temperature & humidity control.

C3280219

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