



**Elbow Valley West, \$299,000**  
208 October Gold Way, SW - Incredible price for over 1/2 an acre, walkout lot! 114.7 ft wide at its narrowest & almost 200 ft deep. Stunning natural backdrop of the Elbow River Valley. Select your home-builder! Services are on the property. Visit <http://www.elbowvalleywest.com/>.



**Richmond Hill, \$482,000**  
723 Sierra Morena Place, SW - Discover tremendous value in this 3+2 bdrm home on a large pie lot: steps to playgrounds, parks & West Hills shops & just min to DT. 1680 SF + dev'd bsmt. Hardwood, sunny kitchen w/ glass door access to an incredible rear deck & mountain views.



**Elbow Valley Estates, \$599,000**  
11 Bent Tree Place - Beautifully appointed 1+2 bdrm villa on a quiet cul-de-sac, backing a greenspace & fronting a park! Well planned main floor offers hardwood floors, granite counters, sunny breakfast nook & open great rm w/ river stone f/p. Daylight bsmt w/ in-floor heat!



**Aspen Estates, \$1,350,000**  
10 Aspen Meadows Heath, SW - 4600+ SF 6 bdrm, 6 bth home in exclusive Aspen Meadows. Outstanding space over garage w/ wet bar, bonus rm, laundry, bdrm & full bath: perfect as a home office, or nanny suite! Master w/ 6 pc rain-shower ens, walk-thru closet & private laundry.



**Spring Valley, \$1,495,000**  
3238 - 81st Street, SW - Beautiful family home sitting atop an incredible lot backing a greenspace in desirable Spring Valley. 2336 SF + walk-out. \$300,000+ in landscaping: impressive pool, stunning patio set before a wood f/p & more. All 4 bdrms boast a walk-in closet & ensuite!



**Stonepine, \$1,495,000**  
227 Stonepine Cove - 4000+ SF luxury villa in the exclusive, gated maintenance-free community of Stonepine Estates! Rocky Mountain views, gourmet kitchen & luxurious master with steam shower. Wine cellar, media space, two guest suites & exercise room in walkout.



**Elbow Park, \$750,000**  
3612 - 13A Street, SW - Fabulous 3 bdrm bungalow on a 50' lot in desirable Elbow Park. Ideal for rental, picturesque lot for new building or reno to suite your style! Large treed, fenced rear yard, single detached garage. Walk to work! Just minutes to downtown & trendy marda loop.



**Bankview, \$769,000**  
1712 - 19th Avenue, SW - Stylish abode with 2749 SF of sophistication only min. to DT! 3rd floor hosts 2 bedrooms w/ 6pc Jack n' Jill ensuite. Top floor master w/ South terrace, dressing room, 2 person jetted shower & private study w/ East balcony boasting panoramic city views.



**Springbank Hill, \$875,000**  
3677 Springbank Drive, SW - 3600+ SF with walkout, 4 bdrms & backing West onto a greenspace w/ sweeping mountain views! Hardwood floors, 9' ceilings, built-in speakers, granite counters & extensive built-ins. Triple attached garage. Beautifully landscaped lot with hot tub.



**Elbow Valley Estates, \$1,595,000**  
72 Wolfwillow Lane - Incredible, exclusive locale; 3900+ SF executive home on a 2.39 acre lot sitting atop the ridge in Elbow Valley! Dev'd walk-out, hrdwd floors, dramatic great room w/ wood-burning f/p & ravine views. Vaulted master w/ his & her walk-in closets & jet-tub ensuite.



**Aspen Woods, \$1,750,000**  
16 Aspen Meadows Manor, SW - From the moment you enter this fine residence you are sure to appreciate the sophisticated finishings & thoughtful design. Mstr w/ private veranda, 2-sided f/p, jet-tub & jetted rain shower. Fully dev'd bsmt which includes the media rm w/ components.



**Promontory of Cougar Ridge, \$1,895,000**  
25 Cougar Plateau Point, SW - Tremendous opportunity to own a custom-built home on a large pie-lot, backing a treed ravine w/ panoramic city views! 6780 SF incl. dev'd walkout. 5+1 bdrms (5 w/ ensuites & walk-in closets), media room, Triple garage. Could close at drywall stg.



**Signature Parke, \$975,000**  
169 Signature Way, SW - Incredible downtown & valley views! Estate home boasting \$150k+ in recent improvements: engineered maple hardwood, newly outfitted kitchen, travertine tile, crown moulding & 5.5" baseboards. Walkout to be drywalled for 4th bdrm, family room & bath.



**Lynx Ridge, \$995,000**  
3 Lynx Meadows Court, NW - Backing directly onto the Lynx Ridge Golf Course, this executive home sits on a 1/2 acre corner lot w/ sunny South rear yard, walk-out bsmt, 3300+ SF & 4 bdrms. Triple attach. garage, granite counters & jet-tub ensuite. In-floor heat in walk-out level.



**Elbow Valley Estates, \$1,295,000**  
223 Winding River Point, SW - Backing onto greenspace & boasting 5509 SF with dev'd walkout & 4+1 bdrms! Hardwood floors, huge kitchen w/ granite & premium appliances, master ensuite w/ steam shower & jet-tub. Fully equipped media room in bsmt. Triple garage. 4 tv's incl.



**Stone Pine Estates, \$2,650,000**  
16 Granite Ridge - Another Mission Homes masterpiece! Custom walkout bungalow: 4791 SF of living space incl. master with massive walk-in, formal dining, huge great room & study. Walkout hosts games room, family room, cold storage, 2 beds & 2 baths (1 w/ steam shower).

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