



**Discovery Ridge, \$273,900**

#501 – 30 Discovery Ridge Close, SW - Enjoy maintenance-free living in this stylish penthouse w/ nearly 900 SF & \$18,000 in upgrades! Granite counters & stainless appliances in kitchen. 1 bdrm + den w/ chic French door access. Ensuite laundry! Beautiful Griffiths Woods steps away.



**Killarney, \$495,000**

2748 – 19th Avenue, SW – Estate-style town-home ideally situated in the inner-city! 1393 SF+ dev'd bsmt. Brazilian cherry hrdwd, 7" baseboards, 2+1 bdrms, media room & more! Master w/ lrg walk-in closet & 5pc ens. 2nd & 3rd bedrooms both with ensuites. Private, fenced rear yard.



**Coach Hill, \$525,000**

119 Coach Light Bay, SW - Nearly 3000 SF of living space & sitting on an incredible 8000+ SF pie lot! Hardwood floors, sunken family room w/ wood-burning f/p, 60+ SF walk-in closet & jet-tub ensuite in mstr. Recently dev'd bsmt: rec room w/ wet bar, 4th bdrm w/ 3 pc cheater ensuite.



**Cougar Ridge, \$538,000**

9 Cougar Ridge Circle, SW – Over 3000 SF of dev'd living space, including 4+1 bedrooms, 9' ceilings on the main, hardwood floors, private den/home office, and an ideal locale in desirable Cougar Ridge: minutes to downtown, steps to local parks, schools & playgrounds.



**Inner City, \$675,000**

3120 – 34th Avenue, SW – Simply gorgeous! Fully renovated bungalow on a large corner lot – just minutes to DT! Refinished hardwood, stylish stainless countertops & backsplash in kitchen. Spa-inspired 3 pc bath w/ extensive tile work & multi-head steam shower in fully reno'd bsmt.



**Garrison Woods, \$775,000**

4094 Garrison Boulevard, SW - Charming 5 bdrm, 2152 + 988 SF family home w/ fully dev'd bsmt. Beautiful, tree-lined street offers superb curb appeal. Hardwood floors, dramatic switch-back staircase, private jet-tub ensuite & loft-area off master. Landscaped rear yard. Min to DT!



**Patterson, \$925,000**

75 Patterson Drive, SW - 3642 + 1614 SF, 2-storey with 5 bedrooms – this home is HUGE! Fully developed basement, hardwood, granite, luxurious master hosts 5 pc ensuite with ultra-tub & private veranda. 12' wet bar in basement, south rear yard w/ built-in 5 burner BBQ!



**Strathcona Park, \$950,000**

71 Strathridge Gardens, SW – 3800+ SF of living space (incl. walk-out), 5 bdrms + den backing a park w/ panoramic Rocky Mountain Views! Kitchen is a chef's dream, master is host to a spacious sitting area w/ 3-sided f/p - shared w/ jet-tub ensuite. Beautifully dev'd basement!



**The Slopes, \$1,250,000**

133 Slopeview Drive, SW – Incredible mountain views! 4230 SF of custom-built living space with a fully developed walk-out basement, situated on a ½ acre lot in prestigious Springbank! 5 bdrms, 3.5 baths, newer paint & carpet throughout. Sun-room to take in the spectacular views.



**Lynx Ridge, \$1,295,000**

64 Bears paw Meadows Way, NW – Completely unique, highly energy efficient concrete home backing the Lynx Ridge Golf Course! With concrete exterior walls & suspended concrete floors, get 2x the efficiency of the avg home as well as sound-proofing. Over 5300 SF of modern luxury!



**Discovery Ridge, \$1,295,000**

30 Discovery Vista Point, SW – Panoramic views of Griffiths Woods & the Rockies. This new 3194 SF 4 bedroom home is on the ridge in Discovery. Granite counters, hardwood floors, stainless appliances, huge master & walk-out basement! Pie-lot in exclusive cul-de-sac.



**Elbow Valley Estates, \$1,350,000**

43 Golden Aspen Crest – An exquisite whisper quiet location, backing acreage, with Rocky Mountain views! 2110 SF bungalow with developed walk-out, sunny & open plan w/ soaring 11' coffered ceiling, elegant touches throughout, 1+2 bdms – a perfect retreat from the city!



**Aspen Estates, \$1,395,000**

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.



**Aspen Meadows, \$1,495,000**

31 Aspen Meadows Manor, SW – Custom 4+1 bdrm luxury home w/ every man's dream - an oversized, heated, triple garage by Garage Utopia! 4382 SF 2-storey w/ dev'd walk-out, limestone floors, granite counters & California Closets. Jetted steam shower & Ultra tub in mstr!



**Fortress Rise, \$1,750,000**

4 Fortress Rise, SW - 5472 SF of luxurious living space: 3+1 bedroom bungalow with daylight basement featuring a wet bar, home gym w/ steam shower & home theatre + room for nanny. Note the Incredible main floor master retreat w/ programmable jet steam shower & air-tub!



**Mount Pleasant, \$2,390,000**

3209 – 5th Street, NW - Awe-inspiring custom new home, 50 ft lot backs directly onto Confederation Park: a 700 acre addition to your yard! Sleek, modern architecture, 3666 SF + dev'd walkout. Media rm, wine cellar, modern AV, automation & security system & more.

