



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.



Springbank Hill, \$449,000
311 Springbank Villas, SW

Charming bungalow with 1937 SF of dev'd living space, incl. loft & walkout. Dbl attch. garage & sweeping mountain views! Hardwood flrs, dbl French doors to den. Walkout beautifully dev'd w/ rec space, 2nd bdrm & full bath. Plenty of storage!



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.



West Springs, \$500,000
7903 Wentworth Drive, SW

Nearly 2500 SF, 2+2 bdrms w/ an incredible \$125,000 in professional upgrades, built-in's & landscaping. Across the street from a park & a quick commute to DT! Hardwood, cork floor upstairs, CAT5 wiring upstairs & in the basement.



Strathcona Park, \$525,000
760 Strathcona Drive, SW

Backing a natural ravine with South rear yard! 2+1 bdrms & den. Dev'd walk-out level boasts wood-burning f/p in family rm & a sauna. Rear yard w/ mature trees, underground sprinkler system, dog run & 2 spacious decks – one prepped for a sunken hot tub!



Patterson, \$625,000
229 Patterson Boulevard, SW

Stunning estate home surrounded by natural ravine w/ river views! Cathedral windows, soaring ceilings & maple floors. Granite counters in kitchen, master w/ his & her closets & jet-tub ens. 2 add'l bdrms upstairs. Fully dev'd bsmt & sunny South yard!



Garrison Green, \$650,000
11 Tom Hoppe Mews, SW

Stunning, custom finished home w/ an incredible \$100,000 in bsmt improvements offering 1900 SF w/ 2+1 bdrms & den. Sleek tile floors, soaring 2-storey ceiling, private courtyard w/ patio. Granite counters & antiqued cabinetry in kitchen.



Cougar Ridge, \$650,000 & \$750,000
41 & 29 Cougar Plateau Point, SW

Build the home of your dreams on either of these huge walk-out lots (#41 is 11,400+ SF & #29 is 13,000+ SF!) both backing onto a greenspace, with sweeping city views. Quiet cul-de-sac locale in the exclusive Promontory of Cougar Ridge!



Inner City, \$698,000
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.



Patterson, \$950,000
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!



Elbow Valley, \$1,100,000
107 Winding River Rise
 Refined & sophisticated, this beautiful 4400+ SF home boasts 4 bdrms & Rocky Mountain views. 10' ceilings, rich hardwood floors & sleek slate tile and a spacious, open floorplan. Fully equipped media room, large 4th bdrm & full bath in dev'd bsmt.



Discovery Ridge, \$1,195,000
35 Discovery Ridge Cove, SW
 Backing directly onto Griffiths Woods! Beautiful pie lot w/ professional landscaping, 2848 + 1212 SF family home with 4 bedrooms up + developed walkout w/ 2 more bedrooms. Dark oak hardwood, soaring ceilings, granite counters & more!



Elbow Valley, \$1,350,000
107 Elbow Ridge Bluffs
 Breathtaking mountain views! This executive bungalow offers nearly 3800 SF of dev'd living space incl. walk-out. 5 bedrooms, Birch hardwood & vaulted ceilings. Dream kitchen offers granite counters, Alder cabinetry & premium appliance package.



Aspen Estates, \$1,475,000
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.



Discovery Ridge, \$1,750,000
52 Discovery Valley Cove, SW
 Backing a treed grove, this executive 4 bdrm bungalow with 4000+ SF features: reclaimed barnwood floors, granite & marble counters, wood-burning f/p on rear deck & luxurious master ensuite w/ heated limestone floors, jet-tub & steam shower.

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