



Discovery, \$325,000

#305, 30 Discovery Ridge Close, SW – Backing directly onto Griffiths Woods Park with tranquil views into the trees this 1080 SF, spacious 2 bedroom/2 bath unit has indoor parking, south facing balcony, stone fireplace & large onsite gym. Jog in the park or walk to coffee + wine shop.



Bridgeland, \$349,000

#104, 1010 Centre Ave. NE – Enjoy a fall day walking your dog along the river path way & then home to this trendy inner-city condo steps to the river, DT & little Italy shops/restaurants. 1000+ SF, 2 bedrm + den, very large 120 SF ground level patio & street entrance (small dogs allowed).



Coach Hill, \$425,000

#382, 7030 Coach Hill Road, SW – One-of-a-kind, a remarkable designer renovation! 1300+ SF luxury condo boasts panoramic views & superb upgrades. Hardwood, extensive custom built-ins, granite counters, solar shades & Harman Karden multi-room sound system, just to name a few.



The Slopes, \$1,350,000

28 Slopes Grove, SW – Breathtaking Rocky Mountain views! Situated in a gated community this impressive 5000+ SF bungalow with walkout basement & triple garage is set on almost half an acre, was architecturally designed and features extensive stonework & rich woodwork.



Elbow Valley, \$1,395,000

223 Winding River Rise – An amazing 3900 SF 2-storey + a fully dev'd walkout basement, in a quiet cul-de-sac, backing a greenspace! This home features many recent upgrades, huge kitchen with premium appliances, 4 bedrooms up, walkout with media room, wet bar + 5th bedroom.



Spring Valley, \$1,395,000

3238 – 81st Street, SW – Family fun, pool party! This exceptional 2336 SF bungalow + a fully dev'd walkout basement is on an incredible private lot with a pool and over \$300,000 spent in landscaping, backing into the trees. All 4 bedrooms boast a walk-in closet & ensuite bathroom!



Glenbrook, \$449,000

4819 – 32 Ave, SW – nothing to do but move in, completely renovated split w/ dbl. garage & south backyard, maple kitchen w/ granite counters & heated tile floors, 3 bdrms/2 baths, refinished hardwood, knockdown ceiling, new insulation, furnace, water tank, elect + shingles.



Elbow Valley, \$585,000

11 Bent Tree Place – Backing and fronting a greenbelt, in tranquil Elbow Valley. This 1600 SF bungalow villa offers a carefree lifestyle, perfect for busy executives or snowbirds, with 1 + 2 bedrooms, hardwood, granite counters, stone fireplace & daylight basement with large windows.



Altadore, \$750,000

1616 – 37th Avenue, SW – This one is a "man cave", any man's perfect retreat, a sleek urban townhouse with double garage, 2271 SF. Features designer finishes & clean lines, premium appliances, custom built-ins, granite counters, deep toned hardwood, 2 bedrooms, 2.5 baths.



Parkdale, \$1,450,000

Penthouse, 3412 Parkdale Blvd. NW – 2870 SF penthouse suite with private 3 car garage within parkade, 3 decks, 2 bdrms, 4 baths, facing directly onto the river with tranquil views, sunny exposures, rooftop hot tub, central air, steam shower, lofted games room with wet bar/wine room.



Bears paw, \$1,595,000

71 Gray Way - Spectacular 2668 SF bungalow + dev'd walkout on 3.31 acres, 5000+ SF of living space, 6 bedrooms (3 w/ full ensuites), extensive custom built-ins, an entertainers paradise the walkout is developed with a media room, games room & wet bar area larger than most kitchens.



Aspen, \$1,650,000

16 Aspen Meadows Manor, SW – 3972 SF contemporary 2-storey, + dev'd basement, set on a huge 50 x 144' lot, sleek & sophisticated details, soaring ceilings & windows, kitchen w/ quartz counters & premium appl, 3 + 2 bedrooms, basement dev'd w/ media & games Rm w/ wet bar.



Signature Parke, \$775,000

64 Simcrest Grove, SW – a picture perfect location, on a private lot, backing onto a treed park area, this home offers almost 3000 SF, with a dev'd walkout basement, of beautifully upgraded living space & features a curved staircase, maple kitchen, granite counters, 4 bedrooms/4 bathrms.



Discovery Ridge, \$799,000

28 Discovery Ridge Rise, SW – Ideal location for small children, steps to tot lot & backing south on a greenbelt w/ mountain views! Allergies? This home features extensive hardwood up/down + electronic air cleaner. Over 3000 SF of development w/ walkout bsmt, 3+1 bedrooms and den.



Promontory of Cougar Ridge, \$1,100,000

25 Cougar Plateau Point, SW - Tremendous opportunity to buy this home at drywall stage and finish to your taste! Spectacular 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)



Elbow Valley, \$1,695,000

122 October Gold Way - Majestic 5900 SF 1½ storey home with walkout basement and sweeping views of the Rockies, on 1/3 acre lot, 6 bedrooms/6 baths, 840 SF triple garage, the ultimate in extensive deep toned woodwork, spa-like ensuite, and superb kitchen with 48-inch Viking range.

samcorea

403-870-8811