



52 Cougarstone Square SW, \$269,000
COUGAR RIDGE WALK TO SCHOOL

On quiet street w/ a short walk to schools. Features very open main floor layout offering living room with clean-burning gas fireplace and durable Berber carpeting, lg dining nook with patio doors to southeast backyard, kitchen w/ walk-thru pantry, plus bath and laundry area on main. Upper floor features loft-style bonus room with patio doors to southeast balcony, master with walk-in closet and ensuite w/ jetted tub, 2 additional bedrooms, and 4-piece bath. Fast possession offered.



59 Scimitar View, NW \$295,000
SCENIC ACRES WALKOUT VILLA

Like new! Well designed & richly appointed bi-level style attached home with lower level walkout basement. Excellent location, quiet crescent with large single family homes and siding onto a greenbelt with walking pathway system. Finishing details incl. vaulted ceilings, skylights, richly stained oak millwork, hardwood flooring, cornice mouldings, raised panel doors, oak built-ins, double sided gas fireplace, den with double French doors & built-ins, white island kitchen, 2 BR & 2 full baths, designer window coverings. Ready now, nothing to do but move in!



529-34 Street NW \$319,900
NEW PARKDALE TOWNHOMES

Super location, close to river, U of C, and the new Children's Hospital! Classic Georgian style 2 storey townhomes built by prominent upscale developer. Average size is 1327 sq. ft. with option for fully developed basement. Features 9 foot ceilings, gas fireplace, 2 bedrooms, 2 baths, custom upscale finishings incl. hardwood flr, granite counters, maple cabinets, stainless steel appliances, designer mouldings & built-ins. Landscaped yards & single garage. Ready for occupancy this spring, still time to choose your colors and the unit of your choice if you call immediately!



4536 Hamptons Way NW \$449,000
BACKING THE GOLF COURSE

Stunning executive attached home in an ideal location backing onto the golf course & with lake and fountains view. Immaculately kept, like new, walkout bungalow with 12' ceilings, cornice mouldings, white millwork, 8' raised panel doors, rich maple cabinetry, granite countertops in kitchen & bathrooms, stepped ceiling, skylight, open curved staircase, maple flooring, exquisite light fixtures, furniture quality built-ins, huge windows and top of the line appliances. Offers 1660' on the main + 985' in the walkout, 1 bedroom & den up, 2nd bedroom, billiards room & rec room down. Very elegant finishing throughout with tranquil lake views from living room, kitchen, Master bedroom & walkout.



28 Patterson Rise, SW \$525,000
STUNNING,RENO'D BUNGALOW

Redesigned and totally renovated in the past 3 years! This 2200 sq. ft. bi-level includes a fully developed walkout basement, city views and 4 car attached garage. Features extensive dark hardwood and slate flooring with in-floor heat, incredible rich maple kitchen w/ granite covered centre island and adjoining butler's pantry with extra cabinetry & 2nd dishwasher, 2 BR on main incl. master w/ gas fireplace & 5 piece ensuite w/ heated flooring, beautifully developed walkout w/ 2 more BR, home office, family room and mirrored workout area.



32 Patterson Mews SW \$599,000
BACKING PARK, CITY VIEWS

Prominence Point, exclusive cul-de-sac, executive 2 storey, 3200 sq. ft. + fully developed walkout basement offering almost 4500 feet of custom designed living space. Features high ceilings with numerous skylights, 4 fireplaces, granite and ceramic flooring, granite counters, white cabinets, curved stairway, 4+1 bedroom + den and loft. Walkout developed with enclosed spa with hot tub, rec room and games room with wet bar. Triple garage. Wonderful location backing park, fronting treed island, and with downtown views.



23 Signature Mews SW \$ 369,000
SIGNATURE PK WALK TO SHOPPING

Quiet cul-de-sac in established neighborhood, walking distance to Sunterra market and trendy boutiques. 2265 sq.ft. + fully dev'd basement. Offers 3 upper Br + 1 on main floor adjacent to 3 pc bathroom. In immaculate condition w/ trackless carpeting, neutral colors, white kitchen, main floor family room + large formal living & dining rms, tiered pie lot w/ sunny west exposure. Bsmt w/ sauna, gas f/p and wet bar.



406 Garrison Square SW, \$379,000
SUITE FOR COLLEGE STUDENT?

Ideally located in trendy Garrison Woods, and minutes from Mount Royal College. This 3 level 2022 sq.ft. home has an additional 600sq.ft. walkout basement w/ kitchen area, rec room, BR & theater ensuite bath w/ jetted tub & laundry. 9ft ceilings on upper levels, hardwood flooring in the dining & living rms, large kitchen w/ white cabinets. 2 bedrooms, loft, and master w/ ensuite. Third level features an open plan studio with 11ft ceilings. Beautiful Brick exterior & double garage. Ready for immediate possession.



2856 Signal Hill Drive, \$395,000
PANORAMIC VIEWS, DEVELOPED WALKOUT

Signal Hill. Renovated 3 bedroom 2 storey with upper bonus room and fully developed walkout basement.† Set on the ridge with panoramic views to downtown this spacious 2677 sq ft. home offers a total of over 3700 sq. ft. of living space.† Upgrades include hardwood flooring throughout main floor, up to and including bonus room, newer carpeting, countertops, appliances, 2 gas fireplace inserts, air conditioning, blinds, Plexiglas deck surround and more. Walkout development includes rec room w/ granite faced f/p, wet bar, den or 4th BR & full bath.



25036 Briarwood Drive, \$695,000
BEARSPAW, 2 ACRE PARCEL

Exceptional shaker style new home set on a 2 acre lot, backing into the trees, in Bearspaw. This thoughtfully designed family home offers 4247 sq. ft. of total development including walkout basement with a total of 5 bedrooms and 2 dens. Features a large kitchen w/ white cabinets & granite counters, huge walk-in butler's pantry, hardwood floors & nook w/ wrap around windows, formal dining room w/ stepped ceiling, living room w/ 2 storey height ceilings, granite faced fireplace & tranquil view of the woods. Triple attached garage.



101 Hamptons Circle NW \$769,000
GOLF COURSE, PANORAMIC VIEWS

Beautifully designed, gently used, one owner home in desirable "Hamptons" backing onto the golf course and ravine with panoramic city & countryside views from all 3 levels!† 3511 sq. ft. 2 storey + fully developed walkout basement & triple attached garage, finishing details include ivory millwork, plush carpeting, antiqued cabinetry, granite countertops, maple built-ins, open string curved stairway, main floor den, huge gourmet kitchen, a total of 5 bedrooms (3 w/ full ensuite bathrooms) and master suite with 2 walk-in closets, huge bow window to enjoy views.



20 Snowberry Gate \$795,000
BACKING ONTO PONDS

Incredible location, backing beautiful greenbelt with 2 ponds! Exceptional Laratta-built cape cod style 2 storey with walkout basement, 2812 sq.ft. w/ 4 upper BR, main floor den with beautifully crafted built-in desk & bookcases, formal dining rm w/ French doors, richly stained maple kitchen w/ stone countertops, large Great Rm. Finishing details incl. slate & maple flooring, high & barrel vaulted ceilings, open iron & maple staircase, arched windows, furniture quality built-ins, large semi-covered deck. Most rooms with unobstructed view. This home is sure to impress, best price in the area!



2017-31 Avenue SW \$449,000
MARDA LOOP NEW INFILLS

2 available, new 2 storey attached executive homes nearing completion in South Calgary just 2 blocks from trendy Marda Loop shops & restaurants. 1976 sq.ft. w/ 9' ceilings, soft-line drywall corners, ivory millwork, deep maple cabinetry, granite countertops & vanities, 2 gas fireplaces (1 in the master BR) 2 upper BR both w/ full ensuites & walk-in closets, 2nd floor laundry, comes w/ double garage, landscaped & fenced south backyard.



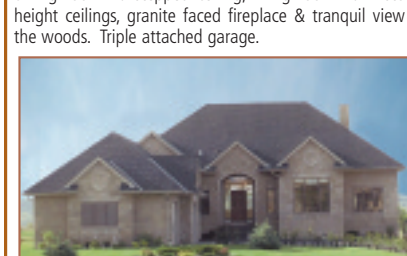
7 Strathridge Gardens, SW \$449,000
STRATHCONA BEAUTIFUL BACKYARD

Nothing to do but move in & enjoy! Immaculate 2622 sq.ft. 2 storey w/ dev'd bsmt. Offers 3 upper BR + 2 more down, open staircase, maple flooring, high ceilings, large windows, cornice mouldings, Great Rm w/ built-ins + upper bonus Rm w/ vaulted ceiling, gourmet kitchen w/ ivory & oak cabinetry, lunch bar & stainless steel appliances. Gorgeous backyard w/ mature trees & wrap around planting beds, deck & patio w/ privacy screen.



157 Springborough Green SW \$459,000
SPRINGBOROUGH, NEW HOME

New home ready for immediate possession! bright & well planned 2 storey, 2406 sq.ft. on cul-de-sac, walking distance to Westside Rec Centre! Finished w/ 9' high bordered ceilings, white millwork, maple cabinetry, granite countertops, rich brazilian cherry hardwood, foyer w/ high ceilings, open staircase, Great Rm w/ elegant arch-topped built-ins, large kitchen with stainless Steel appliances. 3 upper BR & bonus Rm.



106 Lynx Meadow Drive \$875,000
BACKING THE GOLF COURSE

Never lived in, former showhome, just minutes from Crowfoot shopping mall and both backing and siding onto the golf course at Lynx Ridge. Exquisitely appointed bungalow with fully developed walkout basement, 2498 sf on main, 2+3 BRs + main floor den, extensive maple flooring, high ceilings, French doors, classic columns, dream kitchen with granite countertops, walkout development includes media room, billiards room w/ wet bar & 3 BRs. Includes it's own private outdoor sports court ideal for tennis or basketball, triple garage.



29 Slopes Road SW \$849,000
WALKOUT BUNG., SUPERB VIEWS

Fabulous open planned hillside bungalow on a 1/2 acre lot with panoramic Rocky mountain views from both main & walkout level! This 2241 sf home offers over 4000' of high end development with 9 & 11 foot high ceilings, cornice mouldings, rich cherry cabinetry & bookcases, granite counters & vanities, extensive hardwood & heated slate & limestone flooring and huge windows to enjoy the views. Include 2 Br on main + fully dev'd walkout includes extensive built-ins in games room, family room, huge spa-like bathroom, home office.



20 Heritage Lake Blvd. \$1,250,000
ON THE LAKE AT HERITAGE PT.

Superb location, backing the lake with your own dock and beautiful views, never occupied former showhome, 1 1/2 storey with fully developed walkout, offering over 5000 sf of luxurious development and oversized triple garage. Built in an elegant French country style with rich millwork, extensive hardwood, high & vaulted ceilings, cornice mouldings, high windows, stunning gothic style kitchen w/ gourmet countertops & sub zero fridge, 2 BR on main, huge bonus room over garage, fully dev'd walkout w/ media room, wine cellar, gym & BR.