

Spruce Cliff, \$399,900



55 Spruce Place,
2 incredible new condo suites, both with double indoor parking, \$399,900 and \$475,000, both with double indoor parking, & views overlooking overlooking the golf course/city lights or west to the Rockies, 2 bdrm/2 bath, gym, pool, hot-tub

Valley Ridge, \$499,000



53 Valley Stream Ci. NW
Family friendly location, quiet street w/ tot-lot just a few doors down, big backyard w/ 2-tiered deck, 3 bedroom home, almost 2000 sf, great room w/ built-in entertainment centre over fireplace, vaulted bonus room w/ 2nd fireplace.

West Springs, \$525,000



107 Weston Manor, SW
Terrific value, 3 bedroom family home, on quiet street, steps to park & playground. Upgraded 2034 sf home w/ "estate Pkg" finishings, hardwood flr, maple kitchen w/ island/eating bar, bonus room, master suite w/ his & hers walk-in closets.

Bridgeland, \$610,000



Penthouse, 830 Centre Ave, NE
Stunning 1400 sf penthouse suite, panoramic views of DT & river valley, huge windows w/ motorized blinds, high ceilings, open concept, contemporary flair, concrete counters & sinks, hardwood flr, 3 bdrms/2 baths, multiple balconies!

Montreaux, \$649,000



191 St Moritz Drive, SW
Beautiful new Montreaux home, almost 2000 sf + developed basement, open plan, island kitchen w/deep toned maple cabinets, hardwood floors, Great rm w/ fireplace, 3 bdrms & den, basement dev'd w/ 4th bedroom, bath & family room.

Springbank Hill, \$675,000



14 Springbluff Blvd. SW
Stylish 2 storey with dev'd W/O bsmt & views! Open plan, island kitchen, hrwd & travertine tile floors, 3 bdrms & den, W/O w/ family/media room w/entertainment centre f/p, wet bar, 4th bdrm & full bath, total of almost 3000 sf living space!

Sienna Park, \$748,000



418 Sienna Heights Hill, SW
Great Loc'n, backing greenbelt, steps to school, skating rink/ park! 2259 sf 2-storey + developed bsmt, formal LR & Dr + main floor Family rm & den, curved staircase, 3+ Bdrms, master w/ sitting Rm, basement w/ RR, wet bar, bdrm & bath.

Discovery Ridge, \$849,000



1 Discovery Ridge Link, SW
Unique, upgraded 2 storey, travertine tile floors, stone raised bowl sinks throughout, kitchen with upgraded stainless steel appliances & honed slate counters, vaulted master bedroom, ensuite with jet tub & waterfall faucet, 3 bedrooms & den.

Garrison Woods, \$1,050,000



188 Somme Manor, SW
Exceptional in Garrison Woods, 2-storey +dev'd basement & attached garage with "Garage Utopia" built-ins, professional style home theatre, 2 bedrooms, his & hers dens, kitchen w/ granite counters, exotic hardwood floors, home gym & bar.

Crescent Heights

\$998,000

Beautiful inner city neighborhood, walking distance to downtown and close to vibrant shopping area & restaurants, a rare find, newer character home on 32.6-ft lot, quiet street, heritage inspired architecture, over 2000 sf + fully developed basement, double garage, 3 + 1 bdrms, hardwood & inlaid slate floors, living room with river-rock fireplace & large picture window overlooking front verandah, kitchen with granite topped centre island & breakfast nook overlooking the backyard, main floor den (or guest room, with adjoining 2-pc bathroom), huge, vaulted master bedroom retreat (22 x 20), with fireplace, sitting area, walk-in & 5-pc ensuite bath. Basement developed with 4th bedroom, full bathroom, family room & games room, large walk-in storage closet with deluxe built-ins & cold room/wine cellar, total of nearly 3000 sf of luxurious living space!

