

**Winston Hts/Mountview \$319,000**



**414 – 22 Avenue, NE**

Terrific holding property, close to SAIT & 16th Ave. Ideal for redevelopment! 37 x 125-ft R-2 lot with a 500 s.f. house, full basement; sold as land value since the house has been gutted (renovate & hold on, or bulldoze and built).

**Cougar Ridge, \$379,000**



**38 Cougar Ridge Mews, SW**

Spacious split level townhouse with attached garage, 1246 s.f., with 2 large master suites each w/ walk-ins and 4 pc ensuite bathrooms, 14-ft ceilings, maple kitchen w/ island w/ stainless steel appliances, open great room w/ fireplace.

**Bridgeland, \$349,900**



**Centre Ave, NE**

Trendy inner city loc'n, walk to DT, 2 apts to choose from, \$349,900 gets you the 6th floor, 2 bdrm, 710 s.f., \$469,000 gets you 1200 s.f. w/ contemporary flair, gourmet kitchen, 2 bdrms & 2 baths, glassed in den, master w/ his/hers closets.

**Silverado, \$625,000**



**122 Silverado Ponds Way, SW**

New, professionally decorate new home, 2356 s.f. in a new community next to Spruce Meadows, 3 bedrooms, rich hardwood & tiles, granite counters, custom wall coverings, beautiful built-ins, butler's pantry, spa-like ensuite it huge master bdrm.

**Springbank Hill, \$639,000**



**6 Springbluff Blvd. SW**

Best price for a home in the area with a walkout! This 2016 s.f. 2-stry is bright & open w/ vaulted foyer, formal dining/flex room, great rm with firepl, maple kitchen, hardwood floors, bonus room & 3 bedrooms, the walkout awaits your future plans.

**Montreaux, \$649,000**



**98 St Moritz Terrace**

Gorgeous 3 bdrm home with gleaming hardwood floors on 2 floors, furniture-quality closet organizers in all bedrooms, unique stone details including a stone feature wall, granite counters, stainless steel appliances & stone backsplash.

**Valley Ridge, \$485,000**



**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, \$499,000**



**75 West Springs Close, SW**

Super value for the area! 1912 s.f. + developed basement offering an open plan maple kitchen with breakfast bar, great room w/ fireplace, 3 bedrooms, vaulted bonus room, billiard room/family room developed downstairs. West backyard.

**Cougar Ridge, \$519,000**



**128 Cougarstone Common, SW**

Wonderful value in Cougar Ridge, charming 3 bedroom home with hardwood floors, maple kitchen w/ raised granite eating bar, great room w/ gas fireplace, spacious bonus room, sun-filled west facing deck w/ retractable electric awning.

**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.

**Montreaux, \$669,000**



**134 St. Moritz Place, SW**

3 bedroom 2-storey with walkout basement, on a quiet cul-de-sac. 2064 s.f. with vaulted great room, dramatic window-wall w/ views over the neighborhood, rich woodwork, maple kitchen w/ walk-thru pantry, main floor den, big bonus room.

**West Springs, \$675,000**



**365 Wentworth Place, SW**

Large family home, cul-de-sac location walking distance to new catholic elementary school, 2550 s.f. with 4 bedrooms & bonus room, huge great room & big, raised breakfast nook w/ wrap around windows, oak kitchen, jet tub ensuite.

**Varsity, \$550,000**



**#275, 4037 – 42 St NW**

1974 s.f. townhouse in an exceptional location, backing onto water feature w/ pond, stream & fountain, like being in the country but close to U of C & hospitals. Renovated w/ new kitchen, baths, granite counters, in-floor heating.

**West Springs, \$575,000**



**136 Westpoint Gardens, SW**

Former show-home, 1967 s.f. + professionally dev'd basement, a list of upgrades as long as your arm, 3+1 bdrms, 4 baths, professionally landscaped west backyard, central air conditioning, upgraded flooring, custom blinds, warranty 'til 2010.

**Richmond Hill, \$625,000**



**1040 Sierra Morena Court, SW**

Ideal for the car lover, this home has a double attached + a double detached garage! 1923 s.f. + dev'd basement, in a cul-de-sac, 3+1 bdrms, new roof, Low-e windows, furnace & more. 2 fireplaces, hardwood floor, island oak kitchen.

**Springbank Hill \$650,000**



**15 Springbank Mount, SW**

Cul-de-sac location, generously sized 2-storey with dev'd basement, almost 3100 sf of living space, hardwood floors, maple kitchen, formal dining rm, lg. bonus room, 3 bdrms, bsmt dev'd w/ play/games room, den w/ French doors & 2 pc bath.

**Springbank Hill, \$650,000**



**14 Springbluff Blvd. SW**

Stylish 2 storey w/ developed W/O basement & views overlooking the neighborhood! Open plan, island kitchen, hardwood & travertine tile floors, 3 BRs & den, walkout w/ family/media room w/entertainment centre f/p, wet bar, 4th BR & full bath, total of almost 3000 sf of chic living space!

**Elbow Valley, \$675,000**



**236 Whispering Water Way**

Lowest price in Elbow Valley, executive attached home, quiet location away from the highway, 2331 s.f. with 2 large master bedrooms (his/her walk-ins) & bonus room, maple & granite island kitchen, stylish great room, flex/den, 2 decks.