



#2104, 7171 Coach Hill Rd, \$179,900
STYLISH NEWER TOWNHOUSE

Desirable 2 storey townhouse unit in popular "Quinterra." Bright & open plan with heated floors throughout, ceramic tile & plush taupe carpeting, white millwork, semi-open staircase w/ iron spindles, wide white Venetian blinds and very stylish & tasteful neutral décor. Features main floor den with built-in desk, maple kitchen w/ eating bar, open to dining & living areas, deck with gas bbq line, upper level master suite w/ 3 piece ensuite, 2nd bedroom, 2nd bath & laundry room. Single attached garage.



37 West Springs Gate, SW \$229,000
DOUBLE GARAGE, SUNNY BACKYARD

Charming 3 Bedroom, 3 Bath, attached home in West Springs, absolutely pristine condition-like a show-home! Large front veranda overlooking tree lined blvd. Finishing details include maple hardwood & berber carpeting, maple & wrought iron spindles on stairway, corner fireplace, maple kitchen with eating bar, dining nook with French door opening to large deck & private, fenced west backyard, 3 upper bedrooms incl. master with 4 piece ensuite, upper floor laundry + basement ready for development. No disappointments here!



428 Strathcona Mews SW, \$249,000
WALK TO SCHOOLS

The perfect location, on a quiet cul-de-sac, but within walking distance to both public and separate elementary schools in established neighborhood. Well kept 4 level split, over 1800 sq. ft., developed on 3 levels with 3 + 1 bedrooms, vaulted dining room & living room with double French doors opening to full width front deck, vaulted eat-in kitchen, 3rd level walkout with family room, bedroom, laundry room & bathroom.† Sunny south backyard. Ready for immediate occupancy.



2856 Signal Hill Drive, \$419,000
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.



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.



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 tree island, and with downtown views.



104 Shannon Drive SW \$249,900
SHAWNESSY, PARK & SCHOOL

Sun filled & well kept 1900 sq. ft. family home with developed basement offering a total of 2400 sq. ft. of living space with 3 + 1 bedrooms & den. Across from large park and Father Doucet Elementary school. Finishing details include open staircase, oak cabinetry, brick fireplace, large windows & soft neutral décor. Plan offers amply scaled living room with bay window, formal dining room, oak kitchen, main floor family room & nook with French door opening to huge rear deck, master bedroom w/ large walk-in closet & 4 piece ensuite bath.



123 Tuscarora Mews, NW \$259,900
TUSCANY, NW WALKOUT BSMT.

Immaculate 3 bedroom family 2 storey on quiet cul-de-sac just block to park & playing fields. Finishing details including knock down ceilings, white millwork, raised panel doors, white cabinetry, large windows, skylight, large entryway with switchback staircase, formal dining room, living room w/ gas fireplace, island kitchen w/ walk-in pantry & lunch bar, patio doors to south deck, 3 upper bedrooms and bonus room w/ skylight, large master w/ walk-in closet & jet tub ensuite. Fenced backyard.



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 finishes 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!



1481 Strathcona Drive SW \$299,000
LOWEST PRICE, SPRING HAVEN

Citex built, 2280 sq. ft. 2 storey, the best price in desirable Spring Haven, close to shopping, Westside Recreation Centre & a quick commute to downtown! This home offers vaulted foyer with open curved stairway, formal dining room with pillared entryway, formal living room with cathedral ceiling & full height palladian window, white kitchen with centre island & pantry, main floor family room w/ gas fireplace, main floor den plus 3 upper bedrooms including master suite w/ jetted tub ensuite. Your personal touches will make this a lovely home!



93 Strathridge Close SW \$334,900
SPRING HAVEN, QUIET CUL-DE-SAC

Bright & cheery 2 storey w/ beautiful west backyard in desirable Spring Haven. Finishing details include 9 foot high ceilings, soft-line drywall corners, white millwork, double beveled glass French doors into formal dining room, maple & iron stairway, hardwood & ceramic flooring, maple cabinetry and calming neutral décor. This 1925 sq. ft. home offers open great room with 3 way fireplace shared with kitchen & nook, 3 upper bedrooms including spacious master suite w/ bayed sitting area & luxurious ensuite w/ jetted tub & his/hers vanities.

Step into luxury. Calgary Homes over \$600,000

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132 Christie Park View SW \$679,000
CHRISTIE ESTATES, CITY VIEWS

The perfect home for a large family! This well built 2 storey offers almost 5000 sq. ft. of living space including fully developed walkout basement, with a total of 6 bedrooms (all large & w/ walk-in or oversized closets), den and full sized 2nd kitchen. Features extensive hardwood & marble flooring, rich oak woodwork, foyer with grand switchback stairway and impressive chandelier, wrap around deck to enjoy the downtown views. All rooms on a grand and traditional scale including formal living, formal dining & main floor family room.



117 Fortress Manor SW \$695,000
MONTREAUX ESTATES, 1/3 ACRE

Incredible location, quiet country estate in the city, 1/3 acre lot just minutes from West Hills shopping & restaurants and Westside Recreation Centre. 4 bedroom 3300 sq. ft. 2 storey with fabulous mountain views, triple garage and full walkout basement. Features include custom kitchen with granite counters, berber carpet, slate, in-laid hardwood floors, vaulted ceilings, main floor master bedroom retreat, vaulted great room, formal dining room, main floor den, 3 upper level bedrooms and a total of 4 bathrooms. Like new, a must see!



25036 Briarwood Drive, \$725,000
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, antiques 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.



1037 Premier Way SW \$734,900
ELBOW PARK/MOUNT ROYAL

Custom built in 1987 and with extensive renovations including the finest Empire kitchen with white cabinets & granite counters this spacious Elbow Park home offers over 2600 sq. ft. of living space with 3 bedrooms, wrap around loft ideal as home office, music room + developed lower level with 3000 bottle wine cellar. Features several built-ins, hardwood & imported Italian marble flooring, and beautifully landscaped south backyard. Huge oversized double underdrive garage with large deck above. Fast possession available.



63 Discovery Valley Cove SW \$869,000
BACKING ONTO THE RIVER

Much sought after location, adjoining Griffiths Woods environmental reserve & backing onto the river! Located in a very exclusive gated cul-de-sac this hillside bungalow offers 3584 sq. ft. of development with a total of 3 bedrooms + main floor den (w/ 12' ceiling). Features wood burning fireplace outside on the deck, extensive hardwood flooring, 10' high ceilings, Arts & Crafts architectural style, granite counters, extensive built-ins, walkout dev'd to include mirrored exercise room, games room with wet bar, 2 Bedrooms & bath.