

samcorea

Spruce Cliff, \$433,000



55 Spruce Place, SW

2 incredible new suites, both with double indoor parking, \$433,00 - \$475,000, with incredible, sweeping views overlooking either the golf course + downtown lights or mountains! 2 bdrms/2 baths, superb amenities including gym & pool.

Valley Ridge, \$499,000



53 Valley Stream Ct. 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.

Strathcona, \$610,000



57 Strathlea Grove, SW

Huge pie lot on child-friendly cul-de-sac, 2140 sf home + dev'd basement (almost 3000'), 3+1 bdrms & den w/ French doors, vaulted bonus room, 2 f/p, island kitchen, extensive hardwood & tile floors, Oversized double garage.

Springbank Hill, \$725,000



43 Springbluff Blvd SW

Super location, next to a park with a babbling brook! Large family home, over 2800 s.f. with 4 bedrooms up & 1 developed down, bonus room, main floor den, formal dining room, maple kitchen, light tone hardwood, stylish trackless carpet.

Wildwood, \$749,900



100 Wedgewood Drive, SW

Complete renovation! A+ location - north of Spruce Dr, Rebuilt from the basement up! Almost 1500 sf bungalow + dev'd basement, like new, oak kitchen, granite counters, hardwood floors, stainless steel appliances, 3+2 bdrms, 55-ft lot.

Springbank Hill, \$845,000



209 Springbluff Blvd, SW

Spacious two-storey, 2685 sq. ft. with 4 upper level bedrooms, main floor den + large upper bonus room. Maple kitchen, hardwood floors, dining area with 10-ft high ceilings & wrap around windows, bonus room with 5 west facing windows.

Strathcona, \$995,000



66 Strathridge Grove, SW

Much sought after location, one of the best streets on the west side, backing west onto the ravine, 2500 sf 2-storey, 3 bdrms & main floor den, plus walkout basement with newly developed wet bar, 4th bedroom & r.i. media room.

Discovery Ridge, \$1,095,000



8 Discovery Valley Cove, SW

Griffiths Woods Park on your front step, ideal location, with views overlooking the greenbelt, stylish architecturally designed, professionally decorated bungalow w/ developed walkout, 3500+ s.f., 1+2 bedrooms, home gym, fireplace on deck.

Aspen Estates, \$1,995,000



159 Aspen Meadows Place, SW

Spectacular 5700 sf walkout bungalow, dramatic open plan w/ soaring ceilings, walkout with dual staircases flanking a full height stone fireplace, home gym, wine cellar, home theatre, spa, doggie shower & auto lovers oversize triple garage.

Marketing your home for all it's worth.™

Strathcona, \$869,000

234 Strathridge Place, SW

Enjoy summertime in the city-this is the ideal home for entertaining, inside & out!

This home sports an enclosed BBQ room, with built-in Napoleon BBQ, hoodfan & granite topped prep station, step outside to the huge deck & gazebo in the sunny & private west backyard. This lovely home is almost 2400sf and has a developed basement for a total of 3400 sf of exceptional living space. Features brazilian cherry hardwood floors, maple kitchen with granite counters &

upgraded stainless steel appliances & huge walk-thru pantry with custom built-ins, main floor den w/ extensive built-ins, the great room has full wall of built-ins topped with granite and shares a 3 way fireplace with the nook, elegant formal dining room with one-of-a-kind chandelier, 4 upper bedrooms including master suite with jet tub ensuite, developed basement with wet bar complete

w/ fridge & microwave, games room & family room/media room with fireplace & full wall home theatre built-ins. Stay cool on hot summer evenings with the central air conditioning on the 2nd floor. Also features heated garage, lawn sprinkler system, custom window coverings, and the list goes on, call today for your private viewing!



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