

**COUNTRY ELEGANCE, \$995,000  
ON BEARSPAW GOLF COURSE**



Custom built, architectural masterpiece, blending understated elegance with all the casual aspects of country living. Hillside bungalow with loft and fully developed walkout basement, totalling 5373 sq. ft. of living space, on a beautiful 2 acre parcel just minutes from Crowfoot Towne Centre and fronting on to Bearspaw golf course. Designed with grand walkout level boasting dramatic split staircase to the main floor, atrium with high windows and "bridge" walkway, high ceilings, extensive hardwood flooring, rich woodwork and river-rock fireplaces. The ivory kitchen will accommodate many cooks and boasts granite countertops and a turreted breakfast nook. There are 3 bedrooms & a large loft. The attached garage will accommodate 4 large cars and there is a separate professional style workshop. Sunny exposure, treed backyard and views to the golf course.

**103 Nagway Court**

**EDGEMONT, \$849,000  
BACKING & SIDING RAVINE**



**Just listed.** Ideally located on a peaceful tree-lined street, both backing & siding onto a natural ravine, this exquisite custom home has been masterfully designed to offer panoramic views from almost every principal room on 3 levels. This 3404 sq. ft. 2 storey has a fully developed walkout basement for a total of over 5000 sq. ft. of luxurious living space. Boasting an open plan with high ceilings, huge rooms throughout, open curved stairway, central atrium, kitchen nook with fireplace, main floor den, upper library with fireplace and twin master bedroom suites. Walkout developed with family room, exercise room, hot tub & sauna, wine cellar and bedroom with ensuite bathroom. Offers excellent curb appeal, circular driveway, in-floor heating, air conditioning and triple garage.

**4151 Edgevalley Landing N.W.**

**ELBOW VALLEY, \$995,000  
TOYS FOR BOYS**



**223 Snowberry Circle**

- Ultra stylish 2 storey
- 2939 sq. ft + developed walkout basement
- Professional style home gym
- Superb indoor pool
- Billiards room

**ELBOW VALLEY, \$859,900  
BACKING THE WATER**



**106 Crooked Pond Way**

- Just listed!**
- 2036 sq. ft. bung. + developed walkout
  - Exclusive cul-de-sac backing water and fronting treed green
  - Italian marble floor
  - 1 + 3 BR & den
  - Triple garage

**SPRINGHAVEN, \$639,000  
ON THE RAVINE**



**38 Strathridge Grove S.W.**

- Just listed!**
- Most sought after Springhaven location
  - 3 BR 2 Storey with fully dev'd walkout
  - Over 3600' dev'd
  - Hardwood on main floor & on stairway
  - Wonderful backyard

**THE SLOPES, \$649,900  
WALKOUT BUNGALOW**



**4 Slopes Garden S.W.**

- Just listed!**
- 2350 sq. ft. bung. w/ dev'd walkout
  - Quarter-acre lot with mtn. views
  - Oversize 3-car garage
  - 2 + 3 BR, 4 bthrms.
  - Arts & Crafts style

**SIGNAL HILL, \$599,000  
PANORAMIC VIEWS**



**2988 Signall Hill Drive S.W.**

- Just listed!**
- On the ridge with panoramic views
  - 2765 sq. ft. 2 storey
  - 3 BR, den & loft
  - Fully dev'd walkout w/ 4th BR & ensuite
  - Large south backyard
  - Triple attached garage

**STRATHCONA, \$329,900  
BEAUTIFUL BACKYARD**



**55 Strathridge Way S.W.**

- Just listed!**
- Immaculate newer home
  - Beautifully landscaped large yard w/ iron fence
  - Maple kitch. w/ island
  - Den with French door
  - Vaulted bonus room
  - 3 bedrooms, 3 baths

**PALLISER, \$222,800  
UPDATED BUNGALOW**



**2308 Paliswood Road S.W.**

- Just listed!**
- Near Glenmore shops, reservoir & park
  - Just renovated with maple hardwood, tile & berber carpeting
  - 3 + 1 bedrooms
  - 2 full baths, 2 Pc ensuite, sgl. garage

**PATTERSON, \$204,900  
TOTALLY UPGRADED**



**74 Patina Point S.W.**

- Just listed!**
- 2 storey townhouse
  - Double tandem garage
  - Hardwood thru main floor & on stairs
  - Wood blinds, white kitchen, halogen lights
  - 1 BR & Den with fireplace & built-ins

**AT BEARSPAW GOLF COURSE  
\$199,900**



**FOR SALE**

- power
- gas
- drilled water well
- no building commitment

**1 Nagway Court**

- Just listed!**
- Exclusive cul-de-sac
  - Next to Bearspaw Golf & Country Club
  - 2 Acre parcel
  - Potential for walkout basement & views.
  - No building commitment.