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

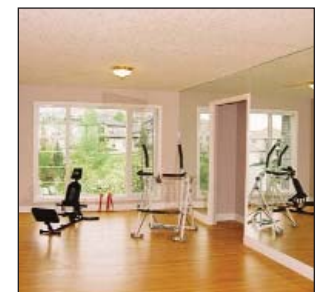
Custom built, architectural masterpiece, blending understated elegance with all the casual aspects of country living. Hillside bungalow with loft and fully developed walkout basement, totalling 5373 sq. ft. of living space, on a beautiful 2 acre parcel just minutes from Crowfoot Towne Centre and fronting onto 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 bedrooms 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.****SPRINGHAVEN, \$679,900  
BACKING ON TO THE RAVINE**

The most sought after location in Springhaven, backing south on to a natural treed ravine with mountain views. This immaculate 2 storey has a fully developed walkout offering an extra 1200 sq. ft. of living space. Features extensive hardwood (including on stairs) and tile floors, foyer with open string staircase, 2 storey living room with high windows, formal dining room with arched entryway, white kitchen with granite countertops and access to covered deck, main floor family room & den, 3 upper bedrooms plus loft, walkout developed to include 2 extra bedrooms, full bathroom, rec room and billiards area. Beautifully landscaped large lot with mature trees.

**38 Strathridge Grove S.W.****PATTERSON, \$619,900  
ON THE RAVINE WITH VIEWS**

What a location! This home is set on one of the most exclusive streets on the west side, facing a park, on the ridge and backing onto the ravine with unobstructed views of the city & river valley. Custom built 2735 sq. ft. 2 storey with fully developed walkout. Open, airy plan, designed to take advantage of the views and for entertaining. Features dramatic entryway with curved staircase, 2-storey living room with fireplace/window feature wall, formal dining room with double French doors, oak kitchen with 23k gold plated fittings, main floor den, master bedroom with spectacular views, sitting room with hot tub and French doors opening to private balcony. Walkout developed with in-floor heat, 2 bedrooms, bathroom & family room. Huge pie lot with extensive landscaping.

**66 Patterson Close S.W.**

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Phone: (403) 870-8811

What is your home worth? Call for a market evaluation