



**Spruce Cliffe , \$429,000**



**#1003, 55 Spruce Place, SW**  
For panoramic city views & a stylish condo complex with the best in amenities incl. huge pool & gym, this is the one to see! 10th floor suite, 1072 sf with 2 bs & 2 baths. Across from golf course, on future C-train route, Wheelchair friendly.

**Erlton, \$475,000**



**#103, 2411 Erlton Road, SW**  
A must see – one of the most upgraded suites in the Waterford! 1065 sf, 2 bedrooms/2 baths, extensive use of porcelain tiles, granite counters thru-out, solid maple cabinets, stainless steel appliances, f/p, patio & private outside entryway.

**Springbank, \$550,000**



**Vacant lot, 2 Acres**  
24 Grandview Place, Grandview Park in South Springbank (take Lwr Springbank Rd to RR 32, past Morgan's Rise & turn south). Build your home surrounded by nature w/ extensive tree plantings, strict architectural controls, 4 builders to choose from.

**Killarney, \$850,000**



**3020 – 27 Street, SW**  
New home! Executive attached home w/ developed bsmt & double garage, over 2800 sf of luxurious living space, granite counters throughout, Grohe fixtures, vaulted master, rain shower, 3 bdms up, bsmt w/ wet bar, games room, 4th bedroom.

**Crescent Heights, \$875,000**



**1412 – 2A Street NW**  
Walk to work! Exceptional heritage-inspired newer home on a quiet street!, almost 2900 sf including basement, dbl garage, 3 bdms, den, huge vaulted master suite (22 x 20), hardwood & slate floors, granite counters, custom kitchen, river-rock fireplace.

**Discovery Ridge, \$939,000**



**32 Discovery Ridge Rise, SW**  
Greenbelt, developed walkout, tons of space, south backyard, large 4 bedroom home with walkout basement, 2760 sf + walkout finished with 5th bdrm & games/family room. Oversize garage, granite counters, fireplace in master bedroom.

**Altadore - \$549,000**



**4203 – 16th Street, SW**  
1,179 beautifully renovated designer home in sought-after Altadore. Feat. hardwood flooring, porcelain tile w/ heated flooring in the kitchen & bathrooms, granite counter tops, Grohe & Toto fixtures, stainless steel & more! Developed basement w/ lrg media room, 3rd bdrm, & separate laundry room.

**Springbank Hill, \$575,000**



**6 Springbluff Blvd. SW**  
Terrific value, with a walkout basement! 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.

**West Springs, \$595,000**



**4 Weston Place, SW**  
Beautiful bungalow backing south onto a park! Great location, quick commute to DT, close to shopping, 2+2 bedroom home with developed basement, over 2800 sf of living space, hardwood floors, high ceilings, + an extra bedroom w/ ensuite.

**Bridgeland, \$975,000**



**Beautiful city views!**  
228 – 6A Street NE, large home on a 44-ft lot, in an excellent location facing onto a park with wonderful city views from both levels. 3040 sf + dev'd bsmt, 5 bedrooms upstairs, renovated kitchen & baths, granite counters, steam shower, jetted tub.

**West Springs, \$995,000**



**121 West Springs Place, SW**  
Large pie lot, siding a park! Upgraded 2541 sf home with a developed walkout basement & exceptional finishings, 3+1 bdms, study with built-ins, tiger-wood floors, heated slate floors, master bdrm w/ ultra-tub, fireplace & veranda overlooking park.

**Aspen Estates, \$1,390,000**



**33 Aspen Meadows Heath, SW**  
A beautiful new home, 2929 + developed walkout basement, superior finishes, hardwood, granite, upgraded closet organizers, Grohe faucets, beveled french doors, steam shower + ultra-tub, 4+2 bedrooms, den, library, south backyard.

**Strathcona, \$799,000**



**70 Strathlea Crescent, SW**  
Over 4100 sf, perfect for an extended family! This stylish 2816 sf 4 bedroom home features archways, pillars, extensive tile flooring, and has a developed basement with a full service wet bar and 2 more bedrooms for a total of over 4100 s.f. of living space, ideal nanny suite or for extended family.

**Discovery Ridge, \$825,000**



**389 Discovery Ridge Blvd. SW**  
Backing onto a large greenspace! Desirable Discovery location, steps to the river & Griffiths Woods hiking & jogging paths. 2339 sf home w/ 3 bedrooms, beautiful kitchen, granite counters in kitchen & bathroom, master w/ spa like ensuite.

**Wentworth - \$819,000**



**1141 Wentworth View, SW**  
Prime estate location, ideal family home. 2,388 sf, 4 bedroom home backs onto a greenspace & is steps from the pond. Features maple kitchen w/ granite counters, gleaming hardwood, yard with water feature, stone patio & dog run, quiet location.

**Elbow Valley, \$1,550,000**



**7 Golden Aspen Crest**  
Huge 1 1/2-storey, with a developed walkout basement, backing onto a greenspace! This 3500 sf home offers 5061 sf of development, main floor master suite, total of 5 bdms, high ceilings, curved stair, library, loft, extensive built-ins.

**Aspen, \$1,795,000**



**159 Aspen Meadows Place, SW**  
Sprawling bungalow (2977 sf) with developed walkout & oversized triple garage! This stunning home offers over 5700 sf of living space, 3 bedrooms, den, gym, wine cellar/tasting room, spectacular wet bar, media room & garage w/ it's own fireplace!

**Springbank - \$3,200,000**



**53 Uplands Ridge, SW**  
Perched on the ridge with fabulous Rocky Mountain views from nearly every room! 6,800+ SqFt of luxury, incl. 3 bedrooms, a 2 level office feat. a 33 foot fieldstone fireplace. State of the art media room, big gym complete w/ shower & stunning wine cellar.