

samcorea

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870-8811

**ELBOW VALLEY, \$3.9 MILLION  
BACKING THE LAKE**

**This week's feature: The Home Office, Command Central.** Valued at \$350,000. The office includes 6 built-in desks, media centre, business machines area & conference table.

**3.76 ACRES, \$1.9 MILLION  
ON PROVINCIAL PARK**

12035 Canso Place S.W.

- Canyon Meadows Est.
- Definitely one of a kind
- Acreage nestled into Fish Creek Prov. Park
- 4000 sq. ft. bungalow + fully dev'd bsmt.
- Triple att. garage.
- Spectacular mountain & views of the park.

**HERITAGE LAKE, \$1.35 MILLION  
FORMER SHOWHOME**

20 Heritage Lake Blvd.

- Stunning former showhome, never lived in!
- French country style 2 storey with fully developed walkout basement + loft,
- Over 5000 sq. ft.
- Backs onto the lake

**ELBOW VALLEY, \$1,250,000  
2.2 ACRES ON RAVINE**

12 Wolfwillow Point

- Stunning heritage style home
- 2843 sq. ft. bung. w/ loft + developed daylight bsmt.
- 1+4 Bdrms, oversized garage

**LYNX RIDGE, \$848,000  
PRIVATE SPORT COURT**

123 Lynx Meadows Dr. N.W.

- Former showhome.
- New – never lived in!
- 2498 sq. ft. bungalow + dev'd walkout bsmt.
- Large lot with private basketball or tennis court, backs onto the golf course.
- 2 + 2 bdrms, main flr den.

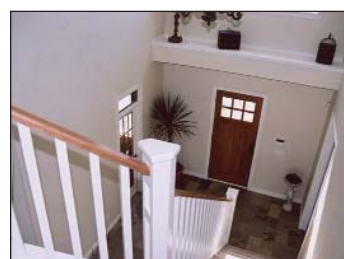
**ON THE RAVINE, \$525,000  
MOUNTAIN VIEWS**

3689 Springbank Dr. S.W.

- Just listed**
- Springbank Hill 2 stry.
  - 2579 sq. ft. + developed walkout basement
  - Hardwood flr, high ceilings, granite counter, maple kitchen.
  - 3 Br & den, lower family/games rms.

**BEARSPAW, \$725,000  
CLASSIC SHAKER STYLE 2 STOREY**

Just listed! 3272 sq. ft. two storey plus fully developed walkout basement, set on a private, treed 2 acre lot in Bearspaw. This open and bright Great Room plan home features high ceilings, slate & maple hardwood floors, high transom windows, cornice mouldings, upgraded flat & stepped ceilings, French doors, upgraded lighting package, country kitchen with white & glass front cabinetry, granite



countertops, centre island, built-in wine rack and large butler's pantry with extra cabinetry and granite countertops. There are 4 upper bedrooms including a spacious master suite with built-ins and gas fireplace, huge walk-in closet and ensuite bathroom with 8 ft. long custom shower, ultraline freestanding tub and granite vanity top. The walkout is fully developed and includes a 5th bedroom, 2nd den and huge games room/family room area with an oak wet service bar. (Directions: Take Crowchild Trail west, turn right onto Rocky Ridge Road, turn left onto Burma Road and right on Range Road #25 to Briarwood Drive.)

25036 Briarwood Drive

**ELBOW VALLEY, \$995,000  
HOME THEATRE**

223 Snowberry Circle S.W.

- Just listed**
- Ultra stylish 2 stry
  - 2939 sq. ft.
  - + developed walkout basement w/ 2-tiered hm. theatre
  - Prof. style home gym
  - Superb Indoor pool
  - Billiards Rm/wet bar

**ELBOW VALLEY, \$898,000  
BACKING THE POND**

52 Majestic Point S.W.

- Totally upgraded
- Walkout bungalow
- Heated floor throughout
- Prof. Media Room.
- 1 + 3 Bedrooms
- Main floor den
- 2 stone fireplaces
- Stone floors

**ELBOW VALLEY, \$649,900  
SUPERB NEW HOME**

36 Golden Aspen Crest

- Just listed!**
- 2 storey, 2876 sq. ft.
  - 3 bedrooms & den.
  - Maple hardwood flr.
  - 2 st. height ceilings, archways, ivory millwork
  - Maple kitchen, granite countertops

**ELBOW VALLEY, \$599,900  
HOME SPA/POOL**

4 Majestic Gate

- Just listed**
- 2879 sq. ft. + dev'd basement 1462 sq. ft. w/ indoor pool, hot tub, games rm.
  - Heated dbl. garage
  - Main floor master bdrm + 2 upper & bonus rm.

**WEST SPRINGS, \$364,900  
FORMER SHOWHOME**

1115 - 77 Street S.W.

- Just listed**
- Great 50' x 116' lot
  - Sunny west bkyd.
  - Oversized garage
  - Former showhome, California shutters, maple woodwork
  - Lg. butler's pantry
  - 2447 s.f. 3 Bdrms.

**CRESCENT HEIGHTS, \$169,900  
CLOSE TO DOWNTOWN**

#2, 123 - 13 Avenue N.W.

- Just listed!**
- 904 sq. ft. 2 storey townhouse + dev'd basement.
  - Recently updated w/ laminate flooring through main floor.
  - Vaulted LR, fireplace.
  - 2 baths + sauna.

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What is your home worth? Call (403) 870-8811 for a market evaluation