

samcorea

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**ELBOW VALLEY, \$898,000
BACKING THE POND****52 Majestic Point S.W.**

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

**BEARSPAW, \$725,000
HERITAGE STYLE HOME****25036 Briarwood Drive**

- Classic shaker style 2 storey, 3272 sq.ft. + dev'd walkout
- 4 +1 Bdrms & den.
- Country kitchen w/ granite counters
- Treed 2 acre parcel

**SIGNAL HILL, \$695,000
PANORAMIC VIEWS****3030 Signal Hill Drive S.W.**

- On top of the world!
- Unobstructed 180 degree views of mtns. & city
- 3143'+ dev'd wkout.
- Over \$200,000 in recent renovations.
- Extensive hardwd, incl. master bdrm

**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

**PATTERSON, \$499,900
3500 SQ. FT. + DEVELOPED BSMT.****75 Patterson Drive S.W.**

- **Just listed**
- \$70,000 in recent renovations
- New hardwood flooring on main level
- Freshly painted
- California shutters
- Quiet estate area.

**SIGNATURE ESTATES, \$359,900
ADULT LIVING WITH STYLE****324 Signature Court S.W.**

- **Just listed**
- Walkout villa bungalow
- Exquisite architectural finishing
- Backing south on the pond
- Extensive hardwood flooring

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

A former show-home, this property is loaded with upgrades and extras and is in turn-key condition, nothing to do but move in and enjoy! This bright and spacious 2447 sq. ft.

2 storey features soaring ceilings & high windows, upgraded California

shutters, open switchback stairway with maple built-ins and railings, arched openings, formal living room with 2 storey height ceilings, formal dining room with double French doors, open kitchen with rich maple cabinetry, large walk-thru butler's pantry (ideal for unloading groceries from the garage) and separate phone desk with full upper cabinetry & pigeon hole storage compartments. The family room also has high ceilings, built-in speakers, gas fireplace and transom windows. The upper floor offers 3 bedrooms including a beautiful & spacious owner's suite with a large west facing window, sitting room and 5 piece ensuite. The basement is developed with a den or hobby room.

1115 77 Street S.W.**EDGEMONT ESTATES, \$539,000
SPECTACULAR VIEWS****64 Edgehill Crescent N.W.**

- **Just listed**
- Unobstructed city & mtn views!
- 3300 sq. ft.
- 2 storey + dev'd bsmt. w/ indoor pool, sauna, hot tub
- 3 BR + den & loft

**SPRNGBANK HILL, \$525,000
ON RAVINE, MOUNTAIN VIEWS****3689 Springbank Drive S.W.**

- 2579 sq. ft. + dev'd walkout basement!
- On the ravine w/ views to the Rocky mtns.
- 3 bedrooms + main fl. den
- Family, games rms

**ROYAL OAK, \$379,900
FORMER SHOWHOME****26 Royal Crest Way N.W.**

- 2600 sq. ft. + dev'd basement, 3 bdrms & main floor den
- 2 storey family room, built-in cabinetry
- Formal Living/Dining
- Silhouette blinds & appliances included
- Maple/granite kitch.

**VALLEY RIDGE, \$369,900
HILLSIDE BUNGALOW****3 Valley Ridge Green N.W.**

- Fabulous kitchen w/ oak cabinets, eating bar, skylite.
- 1765' bungalow + dev'd walkout,
- Backing onto golf course water feature.
- \$20,000 in landsc.

**PATTERSON, \$194,500
END UNIT****29 Patina Point S.W.**

- **Just listed**
- Townhs w/dbl. tandem garage
- West backyard/deck
- Backing greenbelt
- Turret in living room & master bedroom
- 2 Br & upper den
- Jetted tub ensuite

**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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Phone: (403) 870-8811

What is your home worth? Call for a market evaluation