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**ELBOW VALLEY, \$1,190,000
2.2 ACRES, HERITAGE HOME****12 Wolfwillow Point**

- Treed 2 acre parcel
- Backs onto ravine
- Heritage-style hm
- Bungalow w/ loft
- Fully dev'd bsmt
- Total of 6 Bdrms.
- Wood-burning firepl
- Gourmet kitchen w/ forno oven

**ELBOW VALLEY, \$995,000
TOYS FOR BOYS****223 Snowberry Circle**

- Stylish, contemporary 2 St. w/ developed walkout basement
- Totally upgraded
- Includes indoor pool, gym, sauna, hot tub, games room, 2-tiered theatre & professional home office.

**PATTERSON, \$795,000
ON THE RAVINE****62 Patterson Close S.W.**

- Ideal location backs onto the ravine & w/ unobstructed 180-degree views
- 4787 sq. ft.
- 5 Bedrooms & Bonus Room (or big 6th BR)
- Walkout basement

**ON THE RIDGE, \$695,000
UNOBSTRUCTED 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

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

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

**WEST SPRINGS, \$289,900
GOURMET KITCHEN****80 Wentworth Close S.W.**

- **Just listed**
- Superb, like new 3 BR 2 storey
- Great Rm plan w/ Bonus Room
- Beautiful maple kitchen, big island
- Sunny South yard
- Easy access to DT

**SIGNATURE ESTATES, \$359,900
ADULT LIVING WITH STYLE**

Just listed. Stylish villa with fully developed walkout basement, offering a total of over 2000 sq. ft. of luxurious living space. This property is ideally located backing south (includes remote controlled awnings to shade the large deck, Great Room and the



Master Bedroom) onto the greenbelt with a pond and waterfall feature. Walking distance to Sunterra Market and small boutique shopping mall and close to downtown. Professionally designed, decorated and renovated throughout. Finishing details include extensive hardwood flooring, crown moulding, ivory millwork & chair railing, high wainscoting in the renovated ensuite bathroom, oak cabinetry and granite countertops. The flexible floor plan allows for either a formal Dining Room or a cozy Den/Sitting Room at the front and an open Great Room & Kitchen at the back overlooking the water feature. The gourmet kitchen features an antiqued ivory island with "tin ceiling" panels and granite countertop. The master bedroom has a 3 piece ensuite bathroom with a steam shower, heated ceramic floors, built-in bureau and vanity with granite countertops. The walkout basement is developed to include family room with 9' ceilings, wet service bar area, guest room and 4 piece bathroom and hobby room & laundry room both with built-in storage.

342 Signature Court 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

**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.

**COUGAR RIDGE, \$319,900
WALK TO SCHOOL****14 Cougarstone Mews S.W.**

- **Just listed**
- Cul-de-sac, 1/2 blk. to Waldorf School
- Great Rm plan w/ Bonus Rm. up
- 3 bedrooms
- Hardwood floors
- Maple kitchen w/ granite counters

**LAKE BONAVIDA, \$279,900
QUIET CUL-DE-SAC****11 Lake Patricia Place S.E.**

- **Just listed**
- 1715' 4-level split
- Keith "M7 plan"
- Oversize dbl. garage
- West backyard
- Gleaming hardwood
- Newer carpet/lino
- Vaulted ceiling
- 3+1 BR and den

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

- Townhouse with double tandem garage
- West backyard/deck
- Backing greenbelt
- Turret in living room & master bedroom
- 2 Br & upper den
- Jetted tub ensuite

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What is your home worth? Call for a market evaluation