

Shaganappi \$375,000



1440 28 Street, SW
 Quiet street, close to downtown, 2100' 2 stry, on a 50' lot was completely renovated in 2000! Features rich cherry hardwood on main, high ceilings, flexible, open plan, new cherry kitch w/ island, main flr den or sunroom w/ dbl French drs opening to the large east bkyd. 3 large BR (city views) incl mstr. w/ jet

Evergreen, \$359,000



62 Evergreen Manor, SW
 Stunning, better than new, hillside bungalow w/ dev'd walkout basement & oversized double garage! Features 16' vaulted foyer opening to switchback maple stairs to walkout, Great Rm w/ 12' high bordered ceiling, hdwd flr, slate f/p, gorgeous maple kitch, MB w/ 5 pc ensuite, dev'd walkout w/

The Hamptons, \$535,000



4642 Hamptons Way, NW
 Spectacular location fronting golf course water feature, backing ravine & overlooking the golf course! 2380' 2 stry+dev'd walkout, 4 upper BR + 1, both family Rm & formal living Rm w/ 2 stry height ceiling & windows, maple kitch w/ granite ctrs & island, main flr. den w/ French doors.

Elbow Valley \$995,000



23 Snowberry Gate
 The ultimate Tudor style mansion! Huge 2 stry offering 5800' of elegant living space w/ 3 upper BR + massive bonus Rm (designed to accommodate 2 more BR & bathrm), features grand circular foyer, sweeping curved stairway w/ turret ceiling, fabulous kitch w/ antiqued cabinetry, fully dev'd bsmt.

Heritage Pointe \$1,250,000



20 Heritage Lake Boulevard
 Superb loc'n backing onto the lake at Heritage Pointe, former showhm, 3373' bung + dev'd walkout, nearly 5000' of living space, oversz triple garage & your own private dock! Elegant French Country style w/ rich woodwork, high ceilings & windows, cornice mouldings, exquisite built-ins, media room,

Bearspaw, \$1,275,000



7 Cheyenne Meadows Way
 Incredible 2 stry 7200+' of total living space, 3.4 acres, 10 min. to Crowft. Dramatic, elegant southern charm w/ 10-15' high ceilings, heated marble/ceramic flrs, antiqued cabinetry, sweeping curved limestone stairway, main floor MB, 3 upper BR (one in it's own wing), dev'd wkout, fabulous theatre,

Valley Ridge \$535,000



30 Valley Crest Rise, NW
 Superb location, backing treed ravine w/ panoramic views! Better than new, 2250' 2 stry + dev'd walkout, 3+1 BR & den, 2 stry ceiling & windows in Great Rm to enjoy the views, maple Kitch w/ granite ctr, open string steel & maple staircase, MB w/ sitting rm & dual headed glass block shower.

Springbank \$719,000



24152 Range Road 31A
 3.88 Acres, quick drive to DT & the West side, perfect for horse/nature lovers! , 3650' 2 stry w/ panoramic mtn. views, built in 1998 but designed to reflect turn-of-the-century grandeur, 5 BR+Bonus Rm, rich hardwood floor, wainscoting, cornice mouldings, French doors, country kitchen.

Bearspaw, \$795,000



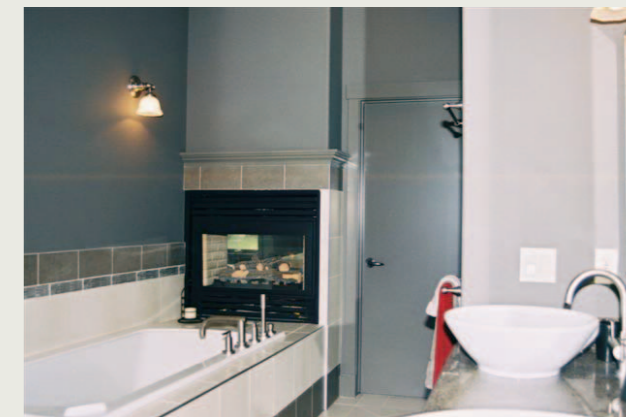
31189 Woodland Way
 Superb new home, 4 acre parcel. This hillside bung offers 2471' on the main floor + 1534' dev'd in the wkout. Open, plan, high ceilings, rustic arts & crafts style w/ 10'-14' high ceilings, rich cherry cabinetry & flrs, granite counters/vanities, 2+2 BR & den, triple attached garage,

Featured Home

Inner City, 1940 – 31 Ave., SW \$589,000



Sunny corner lot, spectacular like new infill, just steps from trendy Marda Loop shops & services! 1789'+ dev'd bsmt, featuring Brazilian cherry floors thru main, high ceilings, cornice mouldings, cherry cabinetry, spacious living room with 3-way gas fireplace shared to the kitchen, large windows, double French doors to stamped concrete rear



deck complete with gas line & exterior speakers, formal dining room with huge south-facing front window & dry bar complete with wine cooler, kitchen boasting 11-ft island with raised, glass lunch bar & glass-front display cabinetry & top-line stainless steel appliances, Vaulted upper floor w/ 2 BR incl large master with window seat & 2-way gas

Lynx Ridge \$875,000



106 Lynx Meadows Drive
 Backing/siding golf course! 2498+2060' former showhm w/ dev'd walkout, triple garage & its own sport court (tennis or basketball). Features extensive inlaid hardwd flr, island kitch w/ granite ctrs, main floor den, walkout lvl media & billiards Rms, 2+3 BR, 2 fireplaces, 4 baths. Immediate possession

The Slopes, \$995,000



86 Slopes Point
 Spectacular Rocky Mountain views from both levels of this new hillside bungalow! 2585' + dev'd walkout basement w/ a total of 4 BR, open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, lower media room, huge 20' long front deck w/ Plexiglas surround.

Bearspaw, \$995,000



12 Woodland Rise
 Incredible country retreat set on 4.52 exquisitely landscaped acres w/ ponds, waterfall, bridge & private deck w/ hot tub! Rambling 3868' bungalow w/ loft & fully dev'd walkout, 4 BR on main + 3 down (ideal for extended family), vaulted ceiling, stone f/p, hdwd floors, triple garage + barn.