

Springbank Hill \$299,900



50 Spring View SW

Bright & well kept 2 storey on cul-de-sac with nicely landscaped south backyard! This 1900' 2 st. offers 3 BR + large upper Bonus Rm w/ bay window. It's an open plan w/ Great Room w/ corner fireplace, formal Dining Rm, white island kitchen, extensive ceramic flooring, patio doors open to huge 2 tiered deck, easy care yard. Developed basement.

Richmond Hill \$319,000



144 Sierra Madre Crescent SW

Backing onto a greenbelt! Superb location, on quiet street, backing west onto a green-belt & offering over 2600 sf. of living space incl. dev'd basement, 3+1 BR, den w/ French door, loft, Great Rm w/ f/p & hand plastered ceiling, lg kitchen w/ rich cherry stained cabinets.

Strathcona Park \$339,000



195 Strathaven Circle SW

Backing onto a park! Just steps to elementary schools on a quiet street w/ mature landscaping. This 2400 sf 2 st has a fully dev'd bsmt, 4 upper BR, main flr den, extensive hardwood thru main flr, vaulted Family Rm, euro kitchen w/ big island, sunny west backyard!

Spring Valley Estates \$829,000



3371 - 77 Street SW

On the ridge w/ superb mountain & countryside views! Prestigious Spring Valley surrounded by mission dollar homes, this 3530' 2 stry has a dev'd walkout, air cond. & 4 car attached garage! 3+1 BR & den, distinctive executive home, new but w/ stylish traditional appeal.

Lynx Meadows \$875,000



106 Lynx Meadows Drive

Live on the golf course! This 2498 sf bungalow with fully developed walkout basement both sides & back the golf course and offers a total of 5 BR, den & media room along with it's own sport court (tennis or Basketball) in the backyard! Former showhome, never occupied, incredible!

Heritage Lake \$1,250,000



20 Heritage Lake Boulevard

Backing onto the lake at Heritage Pointe, now easily accessed via new Deerfoot extension! Walkout bungalow w/ bonus Rm, over 5000 sf in French Country style with top quality finishings, high ceilings & huge windows to enjoy views of the lake and your own private dock!

Strathcona \$419,000



1581 Strathcona Drive SW

Former Cidex-built showhome, 2306 sq.ft. 2 storey, soaring 2 storey height ceilings, windows & built-ins in Great Rm, rich dark hardwood & elegant tile flooring, 3 BR, main floor den & formal dining room, gorgeous kitchen with granite countertops, eating nook w/ windows on 3 sides looking out to the beautifully landscaped backyard with huge deck.

Springborough \$449,000



157 Springborough Green SW

New construction, sun filled 2406 sf 2 stry in no-thru cul-de-sac near West Side Rec Centre & area shopping + a quick commute to DT! Beautiful Great Rm plan w/ Brazillian Cherry floors, maple kitch., granite counters, arch topped built-ins, 3 BR + large, open Bonus Room.

Strathcona \$449,000



14 Strathlea Crescent SW

Beautiful open plan 2 storey w/ 3+1 BR, upper Bonus Room, fully developed "daylight" basement (huge windows, almost a walkout basement) & south backyard! This Cidex-built home offers extensive hardwood flooring, stairways with iron railings, river rock fireplace, island kitchen w/ eating bar, nook w/ windows on 3 sides & huge walk-thru butler's pantry.

Featured Home

14 Patterson Close SW \$875,000



Incredible park-like setting! Patterson's most exclusive address, this home is nestled into a natural wooded ravine with full south exposure & faces onto a beautifully landscaped park w/ babbling brook. this 3627' 2 storey is set on an exquisitely landscaped large pie lot w/ several different garden (planted almost entirely with perennials) &

entertaining areas. Wonderful curb appeal with full brick exterior & black clay tile roof. Elegant interior with high ceilings, cornice mouldings, ornate door headers, hardwood floors, 3 fireplaces, curved stairway w/ iron spindles, 4 upper BR incl. master suite w/ steam shower, main flr den, fully dev'd walkout w/ 2 more BR & 2nd Family rm.

Sienna Park \$495,000



327 Sienna Park Bay SW

Terrific location, cul-de-sac, walking dist. to parks, skating rink & elementary school! 2335' 2 storey with fully dev'd walkout. 3+1 Bedrooms & 2 dens, rich oak cabinetry & granite counters in the kitchen, huge Master BR & adjoining sitting room w/ 3-sided fireplace shared w/ jet tub ensuite, beautiful pie lot w/ pond, outdoor fireplace & stone patios.

Christie Estates \$599,000



204 Christie Knoll Point SW

Gracious & elegant 2675 sf 2 stry w/ Georgian styling & full brick exterior-ideal for entertaining in a grand style or for a lg family. Upgraded w/ hardwd floors, granite counters, cornice mouldings, designer paint, wide California shutters. 4+2 BR, formal & fabulous!

The Summit \$750,000



3080 Signal Hill Drive SW

Enjoy the fall colors! This large bungalow offers unobstructed panoramic mountain views! Set high on the hill in "The Summit" on a huge lot (73' x 131') and offering 2354'+1557' dev'd in the walkout & featuring high & coffered ceilings, interior window walls to ensure maximum views, extensive built-ins, fabulous curved stairway, ideal for entertaining.