

### Richmond Hill \$329,000



#### 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/ t/p & hand plastered ceiling, lg kitchen w/ rich cherry stained cabinets.

### Strathcona Park \$349,000



#### 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!

### 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/ Brazilian Cherry floors, maple kitch., granite counters, arch topped built-ins, 3 BR + large, open Bonus Room.

### 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!

### Discovery Ridge \$549,000



#### 118 Discovery Ridge Boulevard SW

Sleek, contemporary bungalow backs into the tall ever-greens of Griffiths Woods! 1603 sf + fully dev'd walk-out bsmt, open & stylish plan w/ the textures of granite, maple & stone, full window wall to enjoy serene views to the south, 3 BR+den, a reflection of your good taste!

### 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!

### Discovery Ridge \$599,000



#### 86 Discovery Ridge Boulevard SW

Distinctive "uptown" contemporary elegance & clean-lined design set this home apart from the others! This walkout bungalow offers almost 2700' of sophisticated space w/ rich hardwood floors, granite counters, built-ins, 2 BR+Den, Backing south onto treed greenbelt!

### Patterson \$659,000



#### 88 Patterson Drive SW

1/3 of an acre lot on the escarpment w/ unobstructed & panoramic river valley views! This 3180' 2 storey has 4 upper BR + fully dev'd walkout bsmt w/ nanny suite. Enjoy superb views from the huge kitchen & deck, family Rm & spacious master BR w/ fireplace.

### Elbow Valley \$795,000



#### 119 Winding River Rise

New 'Arts & Crafts' style 2 stry, 3795' + fully dev'd basement, almost 5300 sf of living space! 3+2 BR, den & Bonus Rm, high ceilings, walnut toned doors & paneling, cherry cabinetry & built-ins, granite counters, 5 bathrms, 3 fireplaces, gourmet's kitchen w/ butler's pantry.

### Elbow Valley \$795,000



#### 3 Golden Aspen Crest

Walkout bungalow backing west onto natural greenbelt, 1985+1960' dev'd in walkout bsmt., 2+2 BR & den, 11' high bordered ceilings, maple & ivory cabinetry & built-ins, gable vaulted Great Rm w/ tranquil views, huge formal DR, master suite w/ steam shwr & clawfoot tub.

## 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.