

### Strathcona, \$469,000



**#31, 39 Strathlea Common SW**  
Stylish townhome living! Offering, over 2000 s.f. with 3 bedrooms + bonus room, extensive hardwood flooring, maple kitchen with granite topped centre island, butler's pantry w/ telephone desk, fireplace in great room, low condo fee \$212/month.

### Valley Ridge, \$485,000



**53 Valley Stream Ci. NW**  
Family friendly location, quiet street w/ tot-lot just a few doors down, big backyard w/ 2-tiered deck, 3 bedroom home, almost 2000 sf, great room w/ built-in entertainment centre over fireplace, vaulted bonus room w/ 2nd fireplace.

### Downtown, \$525,000



**#608, 920 – 5 Avenue, SW**  
This new construction condo comes with a rare feature: it has an incredible 1600 sq. ft. terrace! Make this your secret garden, your oasis in the city, entertain in style! 1004 s.f. suite w/ 2 bdrm/2 bath, granite kitchen, wood floors, concierge.

## Strathcona, \$1,195,000

### 51 Strathridge Gardens, SW

*This is the perfect location – backing onto the ravine in desirable Spring Haven! Beautiful executive home, 2471 s.f. with developed walkout basement offering a total of 3500+ s.f. of exceptional living space with a total of 4 bedrooms + main floor den. Soaring ceilings & a windows wall frame the panoramic views overlooking the ravine in the great room. Host Christmas dinner in the formal dining room & then walk or take the kids sledding on the ravine pathways. Views*

*are offered in most principal rooms including the home office. Follow the stairway with wrought iron railing to the upper level with romantic master suite featuring a deluxe built-in wardrobe + walk-in closet. The walkout has been superbly developed as an entertainer's dream with family room, games room, and fabulous wet bar complete with Subzero wine fridge. Sophisticated style & family practicality blend together at 51 Strathridge Gardens!*

### West Springs, \$575,000



**136 Westpoint Gardens, SW**  
Former show-home, 1967 s.f. + professionally dev'd basement, a list of upgrades as long as your arm, 3+1 bdrms, 4 baths, professionally landscaped west backyard, central air conditioning, upgraded flooring, custom blinds, warranty 'til 2010.

### Richmond Hill, \$625,000



**1040 Sierra Morena Court, SW**  
Ideal for the car lover, this home has a double attached + a double detached garage! 1923 s.f. + dev'd basement, in a cul-de-sac, 3+1 bdrms, new roof, Low-e windows, furnace & more. 2 fireplaces, hardwood floor, island oak kitchen.

### Springbank Hill, \$639,000



**6 Springbluff Blvd. SW**  
Best price for a home in the area with a walkout basement! This 2016 s.f. 2-stry is bright & open w/ vaulted foyer, formal dining/flex room, great room with fireplace, maple kitchen, hardwood floors, bonus room & 3 bedrooms.

### Springbank Hill, \$650,000



**14 Springbluff Blvd. SW**  
Stylish 2 storey with developed walkout basement & views overlooking the neighborhood! Open plan, island kitchen, hardwood & travertine tile floors, 3 bdrms & den, walkout w/ family/media room w/entertainment centre f/p, wet bar, 4th bdrm & full bath, total of almost 3000 sf of chic living space!

### Christie Park, \$685,000



**68 Christie Park Hill, SW**  
On the ridge with pie shaped lot, developed walkout basement and sweeping city views! This 1981 s.f. home has extensive hardwood floors, skylights & granite counters in kitchen & bathrooms. There are a total of 5 bedrooms & 4 baths.

### Montreaux, \$950,000



**144 Tremblant Way, SW**  
Wow, what a view, dramatic, sweeping views from 3 levels (incl. walkout)! 2159 s. f. + developed walkout basement Great room, formal dining room & den, 3 bedrooms + basement developed w/ 4th bedroom & games/recreation room.

