

# Step into luxury: choose your spacious acreage home

Embrace the natural beauty of the Calgary countryside. Acreage homes offer freedom, tranquility, magnificent scenery and mountain views. From a quarter acre to sweeping four acre lots; consider these beautifully appointed homes.



Sold at 99.2% of list price

**Bearspaw \$695,000 Sold**  
2 Acres, Briarwood Drive

Beautifully designed and finished, Shaker-style country residence, 3271 sq. ft. 2 storey + fully developed walkout basement. Plan offers den with built-in bookcases & knotty pine paneling, 2-storey living room with granite-faced fireplace, maple flooring & tranquil view of the woods, gourmet's kitchen w/ granite counters, 4 BR, walkout w/ games room, wet bar & 5th BR.



**Springbank \$719,000**  
24152 Range Road 31A

3.88 Acres, just minutes from West Hills shopping & a quick commute to downtown, perfect for horse/nature lovers! A gorgeous fenced parcel w/ panoramic mountain views, 3650' 2 stry, built in 1998 but designed to reflect turn-of-the-century grandeur, 5 BR+Bonus Rm, neutral décor w/ rich hardwood floor, wainscoting, cornice mouldings, French doors, wonderful country sized kitchen.



**Elbow Valley \$769,000**  
119 Winding River Rise

Spectacular new home perfect for a large family or for entertaining, over 5200' developed including fully developed daylight basement! Arts & Crafts style w/ soaring ceilings, rich hardwood floors, cherry cabinetry, built-in features in many rooms, 3 fireplaces, 3 wet bars, huge kitchen w/ granite counters, adjoining butler's pantry, 5 BR, Bonus Room, Media Room & den.



**Elbow Valley, \$795,000**  
3 Golden Aspen Crest

A charming country home! This 1985' bungalow has a fully developed walkout basement for a total of almost 4000' of living space + a triple attached garage! It's an open plan with a huge formal dining room, gable vaulted Great Rm w/ fireplace & large windows to enjoy the tranquil views over the greenbelt, master BR w/ clawfoot tub in ensuite + 2nd BR w/ full ensuite, 2 more BR down.



**Bearspaw \$795,000**  
31189 Woodland Way

Incredible new home on a lovely, rolling 4 acre parcel backing east into the woods! This hillside bungalow offers 2471' on the main floor with an additional 1534' dev'd in the walkout basement. Open, plan, high ceilings, rustic arts & crafts style home w/ 10'-14' high ceilings, rich cherry cabinetry & flooring, granite counters and vanities, 2+2 BR & den, triple attached garage.



**Elbow Valley \$798,000**  
104 Whispering Woods Terrace

3123 sq. ft. 2 storey with triple attached garage and walkout basement! This stunning Elbow Valley home is just a short walk to the lake and playgrounds and offers high & vaulted ceilings, cornice mouldings, ivory millwork, open staircase w/ custom iron spindles, antiqued maple kitchen with granite counters, 3 BR + den, bathrooms with granite vanities, charming, a touch of Tuscan!



**Elbow Valley \$889,000**  
319 Snowberry Place

Named "Best New Community in Canada 2004"! Wonderful 3631' 2 storey backing onto a greenbelt, like a show-home with high ceilings, cornice mouldings, ivory millwork, antiqued cabinetry, granite counters & vanities, maple floors, huge butler's pantry, den w/ built-ins, fabulous laundry & sewing room, Bonus Rm, vaulted Master Suite w/ fireplace shared w/ ensuite, 2 more BR w/ Jack & Jill ensuite.



**Elbow Valley \$895,000**  
207 Winding River Point

Almost 5500 s.f. of luxurious living space! This nearly new 2 storey offers over 4000' above grade + 1455' in the developed walkout basement (with a full kitchen and separate entryway ideal for nanny or mother-in-law). Finishing details include high ceilings, open string staircase ivory millwork, maple cabinetry & built-ins, 2 steam showers, 3 stone fireplaces, 4 BR, den & bonus room!



**30 Minutes to Calgary \$975,000**  
160th Street West

The views are incredible! This spectacular custom built bungalow is set on 8.3 acres, high on the hill with panoramic Rocky Mountain views. Offering 3309 s.f. on the main floor plus upper observatory w/ an additional 3358 s.f. developed in the walkout basement, 1+3 BR, main floor den, walkout level media room & Billiards room, high ceilings (9' to 20' high), oversized triple garage w/ workshop.



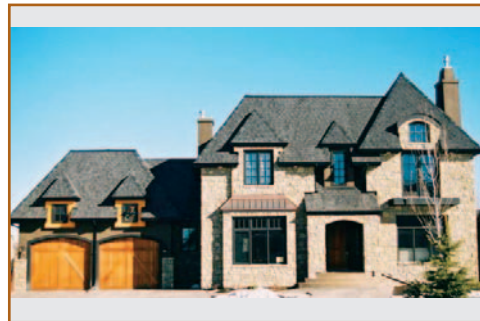
**Bearspaw \$995,000**  
12 Woodland Rise

Incredible 4.5 acre lot with fantastic landscaping featuring ponds, waterfall, extensive patios, camp-fire area, children's playground, mature trees, barn & fenced livestock pens! Huge ranch style home offering 3836 s.f., up + fully developed walkout for a total of almost 7000 s.f. of living space w/ 7 BR + loft/office with high ceilings & windows, master suite w/ private deck & hot tub, oversized triple garage.



**Elbow Valley, \$995,000**  
23 Snowberry Gate

Spectacular tudor style 2 storey offering over 4400 s.f. of living space plus fully developed basement for a total of almost 5800 s.f. of elegant living space. Impressive circular foyer with sweeping open staircase & turret ceiling, formal Living rm & dining rm w/ coffered ceiling, hardwood flrs, fabulous kitchen w/ 9' long island, semi-circular nook opening to large west backyard, 4 BR + den & 30' long bonus room (could be 2 more BR & bath).



**Elbow Valley \$1,090,000**  
283 Snowberry Circle

Backing onto a greenbelt and into a grove of aspen trees this exquisitely finished 3532 s.f. 2 storey offers a fully developed walkout basement (over 5500 s.f. of space) + triple garage, 4 BR, 2 dens, amazing kitchen w/ distressed French Country style cabinetry, granite counters, furniture quality built-ins, limestone & hardwood flooring, coffered & vaulted ceilings, \$50,000 spent on sandstone exterior alone!



**Bearspaw \$1,275,000**  
7 Cheyenne Meadows Way

Exquisitely appointed executive home on 3.4 acres in "Church Ranches". This 4542 s.f. 2 storey features grand foyer w/ sweeping limestone staircase, huge central great room, elegant dining room, beautiful library, heated limestone flooring, gourmet kitchen w/ antiqued & ivory cabinetry, butler's pantry, main floor master suite w/ unsurpassed ensuite, 3 upper BR incl. one in it's own private wing, fully developed walkout, over 7200 s.f. developed!



**Stone Pine \$2,750,000**  
43 Granite Ridge

Spectacular walkout bung. 6000+ s.f. of total dev. on the ridge with panoramic city to Rocky Mountain views! Grand foyer with dramatic hemlock ceiling & glass window wall opening to a private deck with outdoor fireplace, library with mosaic flooring, gourmet's kitchen w/ beamed ceiling, family room w/ built-in media centre, superb master wing with owner's retreat area & ensuite spa . Fully dev'd walkout, air cond., designer window coverings, 6 built-in TVs.

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# Homes in Westhills

Westhills. Possibly Calgary's most desired community. An eclectic mix of quality, elegant homes. A community well developed; well appreciated. Easy access to downtown or, out of town. Complete with shops, amenities, schools and parks. More than that: a wonderful place to live.

# With golf course or water views



**Patterson Lofts \$174,900**  
#101, 6550 Old Banff Coach Rd, SW

The biggest patio in the complex (15 x 22')! This super-spacious 1151' property is a corner unit so has large windows with both south & west exposure, high ceilings, fireplace, laminate wood & plush carpet flooring, rich maple cabinetry, white millwork, 2 BR, 2 Baths (jet tub ensuite), kitchen with moveable island, lunch bar & top-of-the-line appliances. Includes in suite storage & laundry, heated parking.



**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 w/ Rec Rm, room for 2 more BR & lots of storage.



**Richmond Hill, \$319,000**  
144 Sierra Madre Crescent, SW

Backing onto a greenbelt! This 2092' 2 Storey is set on a quiet crescent backing west onto a greenbelt & walking path. It's an open, Great Rm plan w/ hand plastered "tray" ceiling, gas fireplace, switchback staircase, island kitchen with rich cherry stained cabinetry, main floor den, 3 upper BR + open upper loft area, developed basement w/ family room & adjoining den or bedroom + full bathroom.



**Sienna Park \$329,000**  
27 Sienna Ridge Bay, SW

A wise investor said to "buy the lowest price home on the nicest street possible" and here's your chance! Surrounded by \$500,000+ homes this 3 BR 2107' 2 stry has a lovely west yd w/ gorgeous (& expensive!) stone patio. Grand foyer w/ high ceilings, skylight, hardwood floor, formal DR w/ pillars, white kitchen w/ island & separate telephone desk/eating bar, wonderful mtm view from upper BR.



**Strathcona Park \$339,000**  
195 Strathaven Circle, SW

Just steps to public & separate elementary schools in much sought after Strathcona Park, on a quiet crescent backing west onto a park! 2404' 2 storey with 4+1 BR, main floor den, hardwood thru most of main floor, vaulted Family Room, European kitchen w/ island & hardwood floor, formal LR & DR, basement developed w/ 2nd family room/billiard room, 5th BR & full bathroom.



**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, 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, 3 upper BR, designer window coverings.



**The Hamptons \$525,000**  
4642 Hamptons Way, NW

What a location, this 2380 s.f. 2 storey with fully developed walkout basement is ideally set on a lot that is both backing & fronting onto the golf course! Offering 3180 s.f. of luxurious living space with 4+1 BR and den and featuring soaring 2 storey height ceilings & beautiful built-ins in family room, formal LR & DR, island kitchen w/ stainless steel appliances & granite counters, wonderful views, shows like a dream!



Listed and Sold to My Buyer

**New Discovery \$869,000**  
Discovery Valley Cove

Bright & airy 2014 s.f. bungalow with fully developed walkout basement & triple garage. Ideal location in prestigious gated community, backing south onto Griffiths Woods Environmental Reserve and the river. Features high ceilings, arts & crafts style décor, maple cabinetry & flooring, granite countertops, 3 fireplaces (including one woodburning fireplace outside on the deck ), 3 BR & main floor den.



**Strathcona \$449,000**  
14 Strathlea Crescent, SW

This one has it all! Beautiful 2 storey with 3+1 Bedrooms, upper Bonus Room, fully developed "daylight" basement (huge windows, almost a walkout basement) and fully landscaped & fenced south backyard! This Cidex-built home offers extensive hardwood flooring, stairways with iron railings, island kitchen w/ eating bar & wonderful walk-thru butler's pantry.



**Springborough \$449,000**  
157 Springborough Green, SW

Bright & beautiful new home set on a pie lot w/ sunny south backyard & adjoining walking path! This home is walking distance to Westside Rec. Centre & a quick commute to downtown, offering 3 BR + huge upper bonus room. Features Brazilian Cherry hardwood flooring, granite counters, maple cabinetry (some with glass fronts) & built-ins, 2406 s.f., undeveloped basement with large windows.



**Sienna Park \$495,000**  
327 Sienna Park Bay, SW

Cul-de-sac location walking distance to parks, skating rink & elementary school! 2335' 2 storey with fully developed walkout. Offering 3+1 Bedrooms & 2 dens, rich oak cabinetry & granite counters in the kitchen, huge Master Bedroom & adjoining sitting room w/ 3-sided fireplace that opens to the foot of the jetted tub in the ensuite, beautiful pie lot w/ pond, outdoor fireplace & heritage stone patios.



**Christie Estates, \$599,000**  
204 Christie Knoll Point, SW

Exquisitely upgraded Georgian style 2 storey w/ full brick exterior! 2675' + developed basement, 4+2 BR, sweeping curved stairway, high end California shutters, rich oak flooring, white kitchen w/ granite counters open to family room w/ brick f/p, beautiful formal sitting room & formal dining room with French doors, ivory millwork, cornice mouldings & designer paint colors!



**Discovery Ridge \$599,000**  
86 Discovery Ridge Boulevard, SW

Walkout bungalow with full wall of windows to enjoy the tranquil views into the south backyard, natural treed greenbelt & Griffiths Woods Environmental Reserve! This 1536 sq. ft. bungalow w/ developed walkout offers almost 2700' of development! Contemporary elegance w/ deep toned hardwood floors, clean lined built-ins & sleek Kitchen w/ granite countertops. 2 BR & den.



**Patterson \$659,000**  
88 Patterson Drive, SW

Large estate home on beautifully landscaped 1/3 acre lot ideally set high on the escarpment with unobstructed & panoramic city & river valley views! 3180' 2 stry + fully dev'd walkout offering 4+1 BR & den w French door, nanny suite in the walkout, entertaining sized rooms throughout, huge kitchen w/ hardwood floors, family Rm w/ high ceilings, 215' deep lot backing to the ravine.



**Lynx Ridge \$875,000**  
106 Lynx Meadows Drive

Both backing & siding onto the golf course! This 2498 + 2060 s.f. former showhome has a developed walkout, triple attached garage and its own sport court (tennis or basketball) in the south backyard. Features extensive inlaid hardwood flooring, island kitchen w/ granite countertops, main floor den, walkout level media room & billiards room, 2+3 Bedrooms, 2 fireplaces, 4 baths. Immediate possession available!



**Elbow Valley \$950,000**  
123 Winding River Rise

Ideal for a large family or for entertaining! This 3953' 1 1/2 stry home offers a fully dev'd walkout for a total of 6298' of luxurious living space with 3 BR, den, loft & bonus rm. Arts & Crafts style w/ vaulted & high ceilings & rich cherry woodwork, maple & slate flooring, huge Great Rm w/ south facing window wall, main floor MB w/ heated ensuite floors. Pie lot w/ your own putting green!



**Springborough \$675,000**  
102 Springborough Green, SW

Backing treed greenbelt, panoramic mountain views, This new home is in a beautiful setting to enjoy the fall colors and snow capped peaks! 2558' dev'd walkout for a total of 3695' w/ hardwood floors/stairs, high ceilings, very open main floor w/ den, maple & granite kitchen, 3 upper Br incl. Master suite w/ sitting Rm, Walkout dev. offers 4th BR, den + games Rm.



**The Summit \$750,000**  
3080 Signal Hill Drive, SW

Wow, you won't believe the breath-taking, panoramic views from both levels of this stunning walkout bungalow! Set high on the hill in "The Summit" on a huge lot (73' x 131') and offering 2354' on the main floor +1557' developed in the walkout & featuring high & coffered ceilings, etched glass, hardwood floors, extensive built-ins, curved stairway, media Rm, 3 BR + den.



**Patterson \$875,000**  
14 Patterson Close, SW

Superb location, city views & park-like setting both in back & front! This 3627' 2 stry (+ fully dev'd walkout) backs into the naturally treed ravine & fronts a large treed island. Such an elegant home with rich finishing, grand sweeping staircase with custom iron spindles, high ceilings, large formal rooms for entertaining, high windows to enjoy the views, 4+2 Br & den, incredible perennial gardens!



**The Slopes, \$995,000**  
86 Slopes Point

You must see the spectacular Elbow River Valley & Rocky Mountain views from both levels of this new hillside bungalow! 2585 s.f. on the main floor + dev'd walkout basement for a total of 4400 s.f. with a total of 5 bedrooms, open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, lower games room & media room, huge 20' long front deck with Plexiglas surround, triple underdrive garage.



**Spring Valley Estates \$829,000**  
3371 77 Street, SW

Superb location at the top of the hill in Spring Valley Estates with panoramic city, valley & mountain views! Although "new" this home exudes old world charm; the large foyer is open to the impressive maple & iron staircase with upper level "catwalk", the formal dining room has a coffered ceiling and the sitting room has



11' high ceilings. this 3530 s.f. 2 storey has a 4 car garage, partially developed walkout basement, air conditioning, in-floor heat in bathrooms & walkout, granite countertops & vanities, antiqued maple & cherry cabinetry, 4 Bedrooms, den & bonus room.



Sold @ 96.6% of list price

**Elbow Valley, \$1,190,000**  
On the lake

Award winning former showhome, backing onto the lake in Elbow Valley! This 2345 s.f. bungalow has 4 bedrooms and a fully developed walkout basement. Very bright & spacious open plan with polished limestone & cherry flooring, wrought iron railings, open beam ceilings, huge kitchen w/ cherry cabinetry & granite countertops. Triple attached garage & your own private dock.



**Heritage Pointe \$1,250,000**  
20 Heritage Lake Boulevard

Superb location backing onto the lake at Heritage Pointe, never occupied former showhome this 3373 s.f. bungalow w/ dev'd walkout gives you nearly 5000' of luxurious living space with oversized triple garage and your own private dock! Built in an elegant French Country style w/ rich woodwork, high ceilings & windows, ornate cornice mouldings, exquisite built-ins, media room, bonus room, 3 BR.