



280 Douglasbank Drive, SE \$264,900
RENOVATED 4 BEDROOM

Wonderful location, backing south onto the greenbelt in desirable Douglasdale Estates! Nothing to do but move in and enjoy Christmas in your new home. 4 bedroom 2 storey with over \$50,000 spent in recent renovations including new hardwood flooring in living & dining rooms, new designer berber carpeting throughout, new ceramic tile flooring in kitchen and bathrooms and renovated kitchen with refreshed oak cabinets, new countertops, new appliances & sink. 4 upper bedrooms including 2 with walk-in closets, master with jet tub ensuite.



42 Cougarstone Mews, SW \$289,900
BETTER THAN NEW, 2300 SQ. FT.

Cougar Ridge, immaculate & spacious family home in an ideal spot, just steps away from the elementary school in a quiet cul-de-sac. Beautiful 2 storey with over 2300 sq. ft. of luxurious living space on a west exposed pie lot. Features generously scaled jewel toned formal dining room, light & airy maple kitchen with centre island & 5 seat lunch bar, open great room with elegant white millwork surround on gas fireplace, upper bonus room with built-in speakers, 3 spacious bedrooms.



1408 Strathcona Drive, SW \$359,900
3 BDRM BUNGALOW, RAVINE VIEWS

Spring Haven, terrific 3 bedroom bungalow offering over 1800 sq. ft. of living space on the main floor plus developed basement with 4th bedroom & den. This home has a south backyard and views of the ravine from the large rear deck. Features upgraded carpeting, tile, decorative archways, wrought iron railings, granite faced fireplace and beautiful kitchen with maple cabinetry, granite countertops, centre island, under cabinet lighting, pantry with French door & upgraded stainless steel appliances. Ready for immediate possession!



560 Coach Grove Road, SW \$389,900
COACH MANOR ESTATES, CITY VIEWS

Across from a treed island in desirable Coach Manor Estates. This 2 storey home offers 2750 sq. ft. of living space plus developed basement. The large corner lot will accommodate RV parking, has a 2 tiered deck, enclosed front courtyard and still has plenty of space for the hobby gardener. Features foyer with dramatic open curved staircase, formal living & dining rooms with shared 2 way stone fireplace, extensive hardwood flooring.



56 Edgehill Rise, NW \$399,900
ON THE RIDGE, BACKING PARK

Just listed, Edgemont Estates, recently renovated 2 storey split, offering almost 2500 sq. ft. of luxurious living space! This home is set on a pie lot in a quiet location with mature trees and backing onto a 10 acre park. Freshly renovated and ready to just move in this home offers terrific value with 3 bedrooms & den. Features all new tile, carpeting and fresh paint, and offers a wonderful indoor pool and hot tub. This is a wonderful family home is ready for immediate possession! Enjoy Christmas in Edgemont!



88 Heritage Landing \$399,900
HERITAGE LAKE WALKOUT BUNG.

At the Lake of Heritage Pointe! This fully developed walkout bungalow offers 1680 sq. ft. on the main level plus an extra 1100 sq. ft. developed in the walkout. Located in a quiet cul-de-sac just steps to the lake and golf course and a quick commute to downtown via the future Deerfoot Trail extension. Bright open plan with formal dining room, gourmet kitchen with maple cabinetry, granite counters, walk-in pantry, large island with raised lunch bar & adjoining breakfast nook & great room.



123 Patterson Drive, SW \$439,900
DRAMATIC 2 STOREY, QUIET STREET

Spacious family home with excellent curb appeal & sunny south backyard on quiet, established street in Patterson. Features large 2 storey foyer with elegant curved staircase & oak flooring, vaulted living room with bay window, dramatic formal dining room with stepped ceiling detail, oak kitchen with large centre island, sun-flooded nook & generously scaled family room, adjoining den with double French doors & rich cherry oak bookcases. Upstairs there are 3 bedroom including master with jet tub ensuite. The basement is fully developed with 2 more bedrooms, games room & family room.



136 Strathlea Place, SW \$469,900
SHOWHOME CONDITION!

Absolutely pristine family home set on a quiet street in desirable Spring Haven, backing south onto a field. Almost 2400 sq. ft. with extensive maple & ceramic flooring, ivory millwork & heavy headers, custom window coverings including silhouette blinds, maple kitchen with centre island, generously scaled formal dining room, open great room with gas fireplace, upper bonus room with 2nd fireplace, 3 upper bedrooms including master suite with raised sitting room & 3rd fireplace shared with 5 piece ensuite bathroom. 15 days possession.



79 Discovery Ridge Blvd. SW \$599,000
BACKING GREENBELT

Just listed, this stunning 2 storey, backing onto a natural treed greenbelt is a former showhome and shows like a dream! Interior offers a superb blend of understated heritage grandeur combined with all of today's modern conveniences. Features rich oak woodwork, grand curved staircase, 2 storey living room & separate family room, formal dining room with recessed lighting, oak kitchen with corian countertops & large centre island, nook with high ceiling, main floor den with double doors, 3 upper bedrooms incl. master w/ sitting room.

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132 Christie Park View, SW \$695,000
CHRISTIE ESTATES, ON THE RIDGE

Very spacious family home set high on the ridge with views overlooking the city. This 3655 sq. ft. 2 storey has a fully developed walkout basement with a full nanny suite offering a total of almost 5000 sq. ft. of living space. There are 4 upper bedrooms + 2 more in the walkout. Features marble tiled entryway with grand switchback staircase, hardwood flooring, formal living & dining rooms, main floor den, oak kitchen & adjoining family room opening to wrap around deck to enjoy the wonderful views. Backs onto a greenbelt.



25036 Briarwood Drive \$695,000
BEARSPAW NEW HOME, 2 ACRE LOT

Classic shaker style estate home set on a treed 2 acre parcel in Bearspaw. Almost 3300 sq. ft. of living space on 2 floors + a fully developed walkout basement, with 4 upper bedrooms, main floor den & 5th bedroom in the walkout. Features high ceilings, high transom windows, cornice mouldings, French doors, extensive built-ins & elegant paneling, gourmet kitchen with an abundance of white cabinetry & glass front uppers, granite countertops, centre island and large butler's pantry. Beautiful master suite with 8' shower enclosure & free standing "ultrabath" tub.



2027 5 Avenue, NW \$695,000
WEST HILLHURST'S FINEST INFILL

Just listed, truly a spectacular new home, set on a large 40'x130' lot with fully landscaped south backyard with oversize double garage & 8 person hot tub! This 2800' 2 storey has a fully developed basement (w/ 9' ceilings & in-floor heat) for a total of 4000' of ultra luxurious living space. Features ebony maple hardwood, solid cherry kitchen cabinets with granite countertops, formal living & dining plus main floor family room, 3 upper bedrooms including deluxe master suite with steam shower, heated tile floors and clawfoot slipper tub!



49 Majestic Point, \$825,000
ELBOW VALLEY, 6 BEDROOM HOME

Beautifully appointed family home backing west in a cul-de-sac overlooking the pond. Ideal for a large family with a total of 6 bedrooms and offering almost 3800' including fully developed walkout. Finishing details include high coffered ceilings, ivory millwork with pearlized raised panel doors, faux finish paint treatments, extensive hardwood flooring, numerous built-ins, 3 fireplaces, fabulous kitchen with all the bells & whistles, maple cabinetry, granite & cultured marble countertops, main floor master suite with jet tub ensuite and dressing room.



106 Crooked Pond Way \$859,900
OVERLOOKING THE WATER

Exquisite custom built bungalow offering 2137 sq. ft. on the main floor plus fully developed walkout basement. Excellent location fronting onto a treed greenbelt & backing onto a large pond. Featuring extensive limestone & maple flooring, ivory millwork, high & barrel vaulted ceilings, huge windows & numerous built-ins. Great room with wall of bookcases, formal dining room with 18' ceiling, huge gourmet kitchen with black granite countertops, island and top of the line appliances. 1+3 bedrooms, sound proof media room & games room developed down.



88 Slopeview Drive, SW \$895,000
PANORAMIC ROCKY MOUNTAIN VW

Just listed, The Slopes, the best lot in the area, high on the hill with unobstructed, panoramic views of the Rocky Mountains. Frank Lloyd Wright inspired exterior with several decks and outdoor spaces including private enclosed patio, outdoor fireplace & private deck off master suite. 3300 sq.ft. 2 storey + developed walkout & triple garage. Contemporary interior, sleek, clean lines, honed granite fireplaces, hardwood floors, extensive window space with automatic blinds, 4 bedrooms, art gallery & indoor greenhouse.



106 Lynx Meadow Drive \$875,000
ON LYNX MEADOWS GOLF COURSE

Never lived in, former showhome, just minutes from Crowfoot Mall! Beautifully designed & exquisitely appointed bungalow backing & siding onto the golf course and with it's own outdoor sports court (tennis, basketball). 2498 sq.ft. + fully developed walkout with 2 + 3 bedrooms and main floor den. Features extensive maple flooring, high ceilings, French doors, classic columns, dream kitchen with maple cabinetry, granite counters & island with eating bar. Walkout is developed with media room, billiards room & family room with wet bar.



3504 Parkdale NW \$995,000
LOVELY LOCATION FACING RIVER

Quiet, no thru inner city street, facing the park and river. An elegant new home offering unparalleled quality & craftsmanship with a blend of heritage styling with the very best of modern living. Almost 3000 sq. ft. + fully developed basement, with 4 upper bedrooms. Features brazilian cherry & limestone flooring, Honduras mahogany millwork & beamed ceilings, sleek, island kitchen with granite countertops, adjoining morning room opening to a stone patio, formal living & dining rooms. Double detached garage.



107 - 34A Street, NW \$1,075,000
RIVERFRONT LOCATION, NEW HOME

A truly spectacular 2 1/2 storey residence ideally located in the "golden triangle" of Parkdale. Fabulous curb appeal displaying heritage style tudor influences, high gabled roof & stone accents. Over 3400 sq. ft. luxuriously appointed with the finest millwork, hardwood, furniture quality built-ins, gourmet kitchen with rich maple cabinetry, tumbled stone backsplash, granite countertops, stainless steel appliances, 4 upper bedrooms including master suite with full ensuite & fully fitted dressing room, plus gabled top floor developed as home office or library.