



80 Point McKay Cres. NW \$259,900
BREATH TAKING VIEWS

21st floor penthouse unit on the Bow River with north and West facing window walls offering spectacular views of the river, Shouldice Park and the north hill! Plan offers 1200 sq. ft. with 9' ceilings, atrium, wood burning marble faced fireplace, 2 bedrooms & 2 bathrooms, in suite laundry and storage and kitchen with marble countertops. Includes double underground parking and 2 one year "gold" Riverside health Club memberships in the complex with pool, gym, squash, tennis and dining room facilities all at your feet!



5812 Dalcastle Cres. NW \$299,900
UPATED 4 BEDROOM HOME

Excellent location, quiet crescent near tot lot in West Dalhousie! This large 2 storey is ideal for a growing family as there are 4 upper bedrooms and an extra large family room on the main floor. Offering 2055 sq. ft. of updated living space including new hardwood throughout main floor, on stairs and throughout upper floor, new ceramic tile in entry and bathrooms, fresh paint throughout and kitchen updated with new countertops & centre island. Double attached garage, large backyard. Available immediately!



1408 Strathcona Drive, SW \$349,900
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 and hardwood flooring throughout foyer, formal dining room, kitchen, eating nook and main floor family room.



56 Edgehill Rise NW \$399,900
\$47,000 DN TO ASSUME MORTGAGE

Just listed Edgemont Estates, recently renovated 2 storey Split, offering almost 2500 sq. ft. of luxurious living space! This home is set on a pit lot in a quiet location with mature trees and backing onto a 10 acre park. Features all new ceramic tile, carpeting and fresh paint with 3 Bedrooms & den, 4 bathrooms, indoor pool & hot tub. Assumable mortgage of \$352,000 with payments of \$2067 P/M - only \$47,000 down! Immediate possession!



48 Cougar Ridge Heights SW \$399,900
FORMER SHOWHOME, WALKOUT BSMT.

Just listed, available for quick possession! Beautiful former Cidex showhome offering 2400 sq. ft. of living space and charming curb appeal with wrap around verandah. Features extensive hardwood flooring, designer kitchen with maple cabinets, granite counters, mosaic tile backsplash, 10' long island, 2 wine racks & decorative display drawers plus nook with windows on 3 sides. Great rm plan with upper bonus room and 3 bedrooms. Finished walkout basement with 4th bedroom, family room with fireplace, full bathroom.



57 Strathlea Close SW \$409,000
NEW HOME, IMMEDIATE POSSESSION

Just listed, Spring Haven, quiet cul-de-sac location. Newly completed 2638 sq. ft. 2 storey with 3 bedrooms, main floor den and upper bonus room. Features rich brazilian cherry flooring throughout main floor, white millwork, 9 foot ceilings, den with double French doors, formal dining room with classic columns, 2 storey great room, beautiful kitchen with natural maple cabinetry and granite countertops, 3 upper bedrooms including master with his/hers walk-in closets and luxurious jet tub ensuite bathroom.



26 Strathlea Grove SW \$415,000
SPRING HAVEN BETTER THAN NEW!

Beautifully appointed & immaculately kept Cidex-built home with excellent curb appeal! Ideally located on quiet cul-de-sac just minutes to downtown & west side services. Very open plan with large foyer, main floor den with French doors, Great room & formal dining room, spacious walnut toned kitchen with suede look countertops, 3 bedrooms & upper bonus room (also ideal as a very large 4th bedroom) including beautiful master suite with sitting area & luxurious jet tub ensuite bathroom!



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.

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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!



134 Crooked Pond Way \$994,900

FABULOUS NEW HOME!

There's still time to personalize this one! Superb new home in an ideal Elbow Valley location siding onto the golf course and fronting the woodlands. Stylish 2 storey, over 3600 sq. ft. plus huge front courtyard entertaining space with outdoor fireplace. Wonderful curb appeal with stone exterior and dramatic roof line with high gables & turret. Features grand foyer with open staircase, formal dining room, huge kitchen with butler's pantry, 4 bedrooms & den.



106 Lynx Meadows Drive \$875,000

BACKING & SIDING GOLF COURSE

This exquisite former show-home (never occupied) is ideally located just minutes from Crowfoot town Centre and backing & siding onto Lynx Ridge golf course. Fully developed 2498 sq. ft. walkout bungalow offers over 4500 sq. ft. of luxurious living space with 2 + 3 bedrooms, main floor den, open great room, gourmet kitchen, formal dining room with pillars, coved ceiling and inlaid hardwood flooring. Walkout development includes billiards room & games room with wet bar. Large lot with sports court for tennis or basketball.



20 Heritage Lake Blvd. \$1,250,000

ON THE LAKE AT HERITAGE POINTE

Superb location, backing onto the lake at Heritage Point, minutes from shopping & with convenient access to downtown via future Deerfoot extension. Never occupied, former showhome, a stunning country chateau! Spacious bungalow with bonus room & fully dev'd walkout bsmt, approximately 5000 sq. ft. of ultra luxurious living space. Features extensive dark hardwood flooring, soaring ceilings, crystal chandeliers, ornate cornice mouldings and huge windows overlooking the lake & your private dock.



283 Snowberry Circle \$1,175,000

FRENCH COUNTRY ESTATE

One of the best streets in Elbow Valley! Stunning 2 storey with fully developed walkout - over 5500 sq. ft. developed! Features limestone & hardwood flooring, furniture quality built-ins, 500' linear feet of custom wainscoting, French country, distressed designer kitchen with African cherry island, 4 upper bedrooms & upper den, walkout developed with 2 more bedrooms, fantastic curb appeal with over \$50,000 spent in full sandstone front, triple garage, backs into the trees. Stunning!



11 Fisherman's Bend \$1,350,000

WALKOUT BUNGALOW ON THE LAKE

Award winning former Laratta showhome, ideally located in quiet cul-de-sac backing onto the lake in prestigious Elbow Valley Estates! Over 4000 sq. ft. developed including walkout basement featuring curved ceiling treatments, grand centre vaulted foyer with polished limestone flooring and exquisite open staircase with cherry & wrought iron balustrade, vast great room with high ceilings and spectacular lake views, kitchen with cherry cabinetry, granite counters & stainless steel appliances. 4 bedrooms & den, triple attached garage.

Season's Greetings

As we gather to celebrate the holiday season, I extend my best wishes to clients and colleagues.

May your homes be alive with warmth, hospitality and the comfort of loved ones.

Wishing you a peaceful and successful New Year.

Sam



42 Cougarstone Mews \$289,900

SOLD

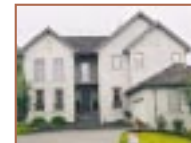
Over List Price



Springborough Green \$359,900

SOLD

@ 97.2% of List Price



Patterson Blvd \$579,000

SOLD

@ 97.9% of List Price



79 Discovery Ridge Blvd. \$599,000

SOLD

@ 97.6% of List Price



Elbow Valley Estates \$859,000

SOLD

@ 99.5% of List Price



Anatapi Estates \$895,000

SOLD

to my own buyer



Elbow Valley Estates \$950,000

SOLD

to my own buyer



3504 Parkdale NW \$995,000

SOLD

Over List Price

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