



132 Strathcona Close, SW \$249,900
STRATHCONA PARK UPDATED

Just listed, nicely updated split on a pie shaped lot in Strathcona, close to the park and schools. This home offers almost 2000 sq. ft. of total development and has had many improvements in the past few years including windows, lighting fixtures, fresh paint, new baseboards & hardware, and an updated kitchen with oak cabinetry, newer lino, backsplash and newer white appliances. There are 3 bedrooms upstairs, and a family room & den down.



146 Cougarstone Circle, SW \$279,900
ALL UPGRADES & AIR CONDITIONING!

Just listed, this one has it all! 3 bedroom, 1817' 2 storey in a quiet Cougar Ridge cul-de-sac, close to Waldorf & French immersion schools. Upgrades include central air conditioning, 90% efficient furnace, structured wiring for internet, satellite TV, remote controlled built-in speakers, remote controlled gas fireplace, birch hardwood flooring, maple kitchen, Hunter Douglas blinds, fully landscaped west backyard with pressure treated wooden deck.



357 Signature Court SW \$349,900
WALKOUT BUNG. ON THE PARK

Just listed, extensively upgraded villa with fully developed walkout basement. Ideal location backing south and siding onto a park, walking distance to upscale shopping in Signature Parke. Features central air conditioning, extensive hardwood flooring, 9' high ceilings, louvered shutters and ornate white classical millwork. Elegant & open plan with large upper deck & private, fenced patio professionally landscaped with vines & garden beds.



38 Strathridge Grove, SW \$599,900
A+ LOCATION -ON THE RAVINE

Much sought after location in desirable "Springhaven", backing south onto the natural treed ravine and with views to the mountains. 2448' 2 storey plus fully developed walkout basement! Offers extensive hardwood flooring (& stairs), formal living & dining room, main floor family room, main floor den, white kitchen with granite countertops and 3 way fireplace, 3 upper bedrooms & loft. Walkout developed includes 2 more bedrooms.



4 Slopes Garden, SW \$649,000
MOUNTAIN VIEWS, WALKOUT

Just listed, custom built 2350 sq. ft. bungalow plus fully developed walkout basement, almost 5000' of development! Situated on a .5 acre lot in The Slopes with panoramic mountain views. Features vaulted ceilings, cherry toned maple kitchen cabinets with granite & slate countertops, extensive slate & maple hardwood flooring, huge windows, ivory millwork, 2 + 3 bedrooms, 4 bathrooms, huge curved deck, triple attached garage.



50 Patterson Close, SW \$795,000
SUPERB VIEWS, ON THE RAVINE

Patterson, the ideal location fronting onto a large park and backing onto the ravine with spectacular downtown views! This 3200 sq. ft. 2 storey has 4 large bedrooms up, a main floor den and a fully developed walkout basement with a beautiful nanny suite with a large kitchen ideal for entertaining. There is a triple attached garage and a large, flat backyard, great for kids.



1408 Strathcona Drive, SW \$379,900
SPRINGHAVEN BUNGALOW

Just listed, in desirable Springhaven, just minutes to downtown & close to shopping & Westside Recreation Centre. This 1800 sq. ft., 3 bedroom bungalow has a beautiful kitchen with maple cabinets, granite countertops, professional style stainless steel appliances and pantry with French door. There is a formal dining room and the basement is partially developed with a 4th bedroom & den. The west backyard offers a view towards the ravine.



1560 Strathcona Drive, SW \$469,900
FAMILY FRIENDLY

Springhaven, what a great location, right next to a tot lot and siding onto the future school site. This 2725 sq. ft. 2 storey has a fully developed basement with a terrific media room, billiards room & large bar area. The main floor offers a den, formal dining room, open great room & kitchen with granite counters. There are 3 upper bedrooms plus a large bonus room. Fully landscaped, sunny west backyard.



3903 Crestview Road, SW \$495,000
BACKING ONTO RIVER PARK

Fabulous inner city community - Elbow Park, backing onto River Park! Spacious 2100 sq. ft. bungalow plus fully developed walkout basement, 3 + 2 bedrooms & main floor den. Many upgrades including newer roof & siding, Plexiglas surround on 2 decks, oak kitchen cabinetry, refinished hardwood flooring and double French doors opening to decks. West backyard with courtyard patio and surrounded by mature trees in River Park.

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106 Crooked Pond Way \$859,900
ELBOW VALLEY, ON THE WATER

Just listed, exquisite custom built bungalow ideally located on a quiet cul-de-sac backing onto the water and fronting a treed greenbelt. This 2137' bungalow with triple garage and fully developed walkout offers almost 4000' of luxurious living space. Features many upgrades including Italian marble & maple hardwood flooring, ivory millwork, high ceilings, huge windows, many built-ins, granite counters, 1 + 3 bedrooms & main floor den.



36 Anatapi Lane, SW \$925,000
TREED ACREAGE IN THE CITY

Just listed, Springbank. Exquisite country home on a private, park-like lot just 5 minutes away from Westhills & a quick commute to downtown. This 3426 sq. ft. 2 storey offers a fully developed walkout basement + an oversized triple garage. The rooms are all very spacious including the 5 bedrooms (all with ensuite bathrooms). The beautiful white kitchen with glass front cabinetry & butler's pantry is sure to impress! This home is in like new condition and is wheelchair friendly!



223 Snowberry Circle, SW \$950,000
ENTERTAIN IN STYLE

Elbow Valley Estates, This fabulous home was definitely built with entertaining in mind - there's an indoor pool, glassed-in home gym area, 2 tiered home theatre and a large bar area with a waterfall feature wall! This 2939 sq. ft. 1 and 1/2 storey home with walkout basement offers almost 5000 sq. ft. of luxurious living space. Features master suite with fireplace & European style shower enclosure & huge walk-in closet, bonus room and vaulted great room.



64 Edgehill Crescent, NW \$539,000
ON RAVINE, SPECTACULAR VIEWS

Wonderful Edgemont location, high on the ridge, backing onto the ravine and with spectacular views from the Rocky Mountains to the downtown core! This 3326' 2 storey also has a fully developed basement with a 32' indoor pool, hot tub & sauna. Features vaulted ceilings, cedar ceilings, skylights, large windows, 2 tiered deck off the main floor & private deck off the master bedroom. 4 woodburning fireplaces, 3 bedrooms & den.



36 Golden Aspen Crest \$599,000
ELBOW VALLEY DREAM HOME

On a quiet no-thru road in desirable Elbow Valley. This 2876' 2 storey is in new condition and features high ceilings, archways, cornice mouldings, ivory millwork, wrought iron spindles on the stairway, richly stained maple columns & maple hardwood flooring. The gourmet kitchen boasts an abundance of maple cabinets with granite countertops, huge dual-height centre island and long serving buffet. 3 bedrooms & main floor den.



2988 Signal Hill Drive, SW \$599,000
PANORAMIC VIEWS

Just listed, immaculately maintained family home high atop the ridge with panoramic mountain & city views from all 3 levels! 2765' 2 storey plus fully developed walkout basement, triple garage & large south backyard. Offers curved staircase, formal living & dining rooms with high windows & ceilings, white kitchen with granite countertops, 3 upper bedrooms, main floor den, plus walkout developed with 2 bedrooms, family/games room.



103 Nagway Court, \$995,000
ELEGANT COUNTRY LIFESTYLE APPEAL

Walkout bungalow with grand, lower foyer and split staircase to main floor. Over 5,000 sq. ft. Formal living and dining rooms, main floor den and atrium. Gourmet kitchen with extensive cherry oak flooring, doors and built-ins. Ivory millwork, granite counters and river-rock fireplaces. Centre-vaulted family room has separate staircase to huge loft overlooking family room and grand hall. Large owner's suite with luxurious jetted-tub ensuite and steam shower. Two additional bedrooms up. Superb walkout development includes rec room, wet bar, spacious billiard room and access to heated 4-car garage with workshop.



12 Wolfwillow Point \$1,190,000
2.2 ACRES ON RAVINE

Elbow Valley Estates, this 2843 sq. ft. bungalow has a fully developed basement and offers almost 5000 sq. ft. of living space with a total of 5 bedrooms, upper loft/office and main floor sun-room/music room. It's a heritage style home set on a 2.2 treed acres backing to walking paths and a creek. Features high ceilings, white & oak millwork, hardwood floors, arts & crafts style archways, columns, beamed ceilings.



20 Heritage Lake Blvd SW, \$1,250,000
ON THE LAKE: HERITAGE POINT

Superb location, backing onto the lake at Heritage Pointe with your own private dock. Spectacular show-home, a 3372 sq. ft. hillside bungalow with loft and fully-developed walkout basement, delivering over 5000 sq. ft. of ultra luxurious living space. Elegant French Country styling with rich woodwork, high ceilings, widespread hardwood floors, and grand principal rooms. Exceptional kitchen with gothic style maple cabinetry, extensive curved island and fireplace. Includes 3 bedrooms plus large loft above garage -suitable as artist's studio or charming playground.