



59 Scimitar View, NW \$295,000
SCENIC ACRES WALKOUT VILLA

Like new! Well designed & richly appointed bi-level style attached home with lower level walkout basement. Excellent location, quiet crescent with large single family homes and siding onto a greenbelt with walking pathway system. Finishing details incl. vaulted ceilings, skylights, richly stained oak millwork, hardwood flooring, cornice mouldings, raised panel doors, oak built-ins, double sided gas fireplace, den with double French doors & built-ins, white island kitchen, 2 BR & 2 full baths, designer window coverings. Ready now, nothing to do but move in!



1481 Strathcona Drive SW \$299,000
LOWEST PRICE, SPRING HAVEN

Cidex built, 2280 sq. ft. 2 storey, the best price in desirable Spring Haven, close to shopping, Westside Recreation Centre & a quick commute to downtown! This home offers vaulted foyer with open curved stairway, formal dining room with pillared entryway, formal living room with cathedral ceiling & full height palladian window, white kitchen with centre island & pantry, main floor family room w/ gas fireplace, main floor den plus 3 upper bedrooms including master suite w/ jetted tub ensuite. Your personal touches will make this a lovely home!



529-34 Street NW \$319,900
NEW PARKDALE TOWNHOMES

Super location, close to river, U of C, and the new Children's Hospital! Classic Georgian style 2 storey townhomes built by prominent upscale developer. Average size is 1327 sq. ft. with option for fully developed basement. Features 9 foot ceilings, gas fireplace, 2 bedrooms, 2 baths, custom upscale finishings incl. hardwood flr, granite counters, maple cabinets, stainless steel appliances, designer mouldings & built-ins. Landscaped yards & single garage. Ready for occupancy this spring, still time to choose your colors and the unit of your choice if you call immediately!



132 Christie Park View SW \$679,000
CHRISTIE ESTATES, CITY VIEWS

The perfect home for a large family! This well built 2 storey offers almost 5000 sq. ft. of living space including fully developed walkout basement, with a total of 6 bedrooms (all large & w/ walk-in or oversized closets), den and full sized 2nd kitchen. Features extensive hardwood & marble flooring, rich oak woodwork, foyer with grand switchback stairway and impressive chandelier, and wrap around deck to enjoy the downtown views. All rooms on a grand and traditional scale including formal living, formal dining & main floor family room.



25036 Briarwood Drive, \$725,000
BEARSPAW, 2 ACRE PARCEL

Exceptional shaker style new home set on a 2 acre lot, backing into the trees, in Bearspaw. This thoughtfully designed family home offers 4247 sq. ft. of total development including walkout basement with a total of 5 bedrooms and 2 dens. Features a large kitchen w/ white cabinets & granite counters, huge walk-in butler's pantry, hardwood floors & nook w/ wrap around windows, formal dining room w/ stepped ceiling, living room w/ 2 storey height ceilings, granite faced fireplace & tranquil view of the woods. Triple attached garage.



101 Hamptons Circle NW \$769,000
GOLF COURSE, PANORAMIC VIEWS

Beautifully designed, gently used, one owner home in desirable "Hamptons" backing onto the golf course and ravine with panoramic city & countryside views from all 3 levels!† 3511 sq. ft. 2 storey + fully developed walkout basement & triple attached garage, finishing details include ivory millwork, plush carpeting, antiques cabinetry, granite countertops, maple built-ins, open string curved stairway, main floor den, huge gourmet kitchen, a total of 5 bedrooms (3 w/ full ensuite bathrooms) and master suite with 2 walk-in closets, huge bow window to enjoy views.



93 Strathridge Close SW \$334,900
SPRING HAVEN, QUIET CUL-DE-SAC

Bright & cheery 2 storey w/ beautiful west backyard in desirable Spring Haven. Finishing details include 9 foot high ceilings, soft-line drywall corners, white millwork, double beveled glass French doors into formal dining room, maple & iron stairway, hardwood & ceramic flooring, maple cabinetry and calming neutral décor. This 1935 sq. ft. home offers open great room with 3 way fireplace shared with kitchen & nook, 3 upper bedrooms including spacious master suite w/ bayed sitting area & luxurious ensuite w/ jetted tub & his/hers vanities.



2856 Signal Hill Drive, \$395,000
PANORAMIC VIEWS, DEVELOPED WALKOUT

Signal Hill. Renovated 3 bedroom 2 storey with upper bonus room and fully developed walkout basement.† Set on the ridge with panoramic views to downtown this spacious 2677 sq. ft. home offers a total of over 3700 sq. ft. of living space.† Upgrades include hardwood flooring throughout main floor, up to and including bonus room, newer carpeting, countertops, appliances, 2 gas fireplace inserts, air conditioning, blinds, Plexiglas deck surround and more. Walkout development includes rec room w/ granite faced f/p, wet bar, den or 4th BR & full bath.



4536 Hamptons Way NW \$449,000
BACKING THE GOLF COURSE

Stunning executive attached home in an ideal location backing onto the golf course & with lake and fountains view. Immaculately kept, like new, walkout bungalow with 12' ceilings, cornice mouldings, white millwork, 8' raised panel doors, rich maple cabinetry, granite countertops in kitchen & bathrooms, stepped ceiling, skylight, open curved staircase, maple flooring, exquisite light fixtures, furniture quality built-ins, huge windows and top of the line appliances. Offers 1660' on the main + 985' in the walkout, 1 bedroom & den up, 2nd bedroom, billiards room & rec room down. Very elegant finishing throughout with tranquil lake views from living room, kitchen, Master bedroom & walkout.



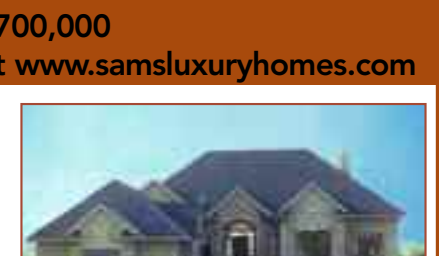
1037 Premier Way SW \$734,900
ELBOW PARK/MOUNT ROYAL

Custom built in 1987 and with extensive renovations including the finest Empire kitchen with white cabinets & granite counters this spacious Elbow Park home offers over 2600 sq. ft. of living space with 3 bedrooms, wrap around loft ideal as home office, music room + developed lower level with 3000 bottle wine cellar. Features several built-ins, hardwood & imported Italian marble flooring, and beautifully landscaped south backyard. Huge oversized double underdrive garage with large deck above. Fast possession available.



63 Discovery Valley Cove SW \$869,000
BACKING ONTO THE RIVER

Much sought after location, adjoining Griffiths Woods environmental reserve & backing onto the river! Located in a very exclusive gated cul-de-sac this hillside bungalow offers 3584 sq. ft. of development with a total of 3 bedrooms + main floor den (w/12' ceiling). Features wood burning fireplace outside on the deck, extensive hardwood flooring, 10' high ceilings, Arts & Crafts architectural style, granite counters, extensive built-ins, walkout dev'd to include mirrored exercise room, games room with wet bar, 2 Bedrooms & bath.



106 Lynx Meadow Drive \$875,000
BACKING THE GOLF COURSE

Never lived in, former showhome, just minutes from Crowfoot shopping mall and both backing and siding onto the golf course at Lynx Ridge. Exquisitely appointed bungalow with fully developed walkout basement, 2498 sf on main, 2+3 BRs + main floor den, extensive maple flooring, high ceilings, French doors, classic columns, dream kitchen with granite countertops, walkout development includes media room, billiards room w/ wet bar & 3 BRs. Includes it's own private outdoor sports court ideal for tennis or basketball, triple garage.



28 Patterson Rise, SW \$525,000
STUNNING,RENO'D BUNGALOW

Redesigned and totally renovated in the past 3 years! This 2200 sq. ft. bi-level includes a fully developed walkout basement, city views and 4 car attached garage. Features extensive dark hardwood and slate flooring with in-floor heat, incredible rich maple kitchen w/ granite covered centre island and adjoining butler's pantry with extra cabinetry & 2nd dishwasher, 2 BR on main incl. master w/ gas fireplace & 5 piece ensuite w/ heated flooring, beautifully developed walkout w/ 2 more BR, home office, family room and mirrored workout area.



32 Patterson Mews SW \$599,000
BACKING PARK, CITY VIEWS

Prominence Point, exclusive cul-de-sac, executive 2 storey, 3200 sq. ft. + fully developed walkout basement offering almost 4500 sq. ft. of custom designed living space. Features high ceilings with numerous skylights, 4 fireplaces, granite and ceramic flooring, granite counters, white cabinets, curved stairway, 4+1 bedroom + den and loft. Walkout developed with enclosed spa with hot tub, rec room and games room with wet bar. Triple garage. Wonderful location backing park, fronting treed island, and with downtown views.



88 Patterson Drive, SW \$669,000
SPECTACULAR VIEWS

Superb location, set on a 60' x 215' deep lot, high on the escarpment with unobstructed & panoramic city & river valley views from all 3 levels! This 3180 sf 2 storey offers 4 BR + main floor den, fully dev'd walkout w/ nanny suite + triple garage. Features open curved staircase, formal living & dining rooms, huge kitchen & eating area w/ hardwood flooring & large centre island overlooking the beautiful backyard & views & opening to a full width deck w/ Plexiglas surround, Master bedroom has a fireplace shared with the ensuite bathroom.



29 Slopes Road SW \$895,000
WALKOUT BUNG., SUPERB VIEWS

Fabulous open planned hillside bungalow on a 1/2 acre lot with panoramic Rocky mountain views from both main & walkout level! This 2241 sf home offers over 4000' of high end development with 9 & 11 foot high ceilings, cornice mouldings, rich cherry cabinetry & bookcases, granite counters & vanities, extensive hardwood & heated slate & limestone flooring and huge windows to enjoy the views. Include 2 Br on main + fully dev'd walkout includes extensive built-ins in games room, family room, huge spa-like bathroom, home office.



23 Snowberry Gate \$1,090,000
CLASSIC TUDOR STYLE

Elbow Valley, gracious & beautifully appointed 4440 sf tudor style 2 storey plus fully developed basement for a total of almost 5800 sf of luxurious living space! Offers a total of 4 BR + den & bonus rm (large enough for an extra 2 BR & full bath), high ceilings on all 3 levels, circular foyer w/ grand sweeping stairway, 9" high baseboards, cornice mouldings, antiques cabinetry, granite counters & vanities, limestone & brazilian cherry flooring, 4 fireplaces, extensive wainscoting and numerous furniture quality built-ins. Oversized garage, large west backyard.



20 Heritage Lake Blvd. \$1,250,000
ON THE LAKE AT HERITAGE PT.

Superb location, backing the lake with your own dock and beautiful views, never occupied former showhome, 1 1/2 storey with fully developed walkout, offering over 5000 sf of luxurious development and oversized triple garage. Built in an elegant French country style with rich millwork, extensive hardwood, high & vaulted ceilings, cornice mouldings, high windows, stunning gothic style kitchen w/ gourmet countertops & sub zero fridge, 2 BR on main, huge bonus room over garage, fully dev'd walkout w/ media room, wine cellar, gym & BR.