

# Homes in Westhills



**West Springs \$239,000**  
6 Wentworth Cove, SW

Fabulous end unit townhouse, 3 bedrooms, 1636 s.f. with 9-ft ceilings, white millwork, switchback staircase, large windows, open plan, big kitchen with pantry, eating bar & nook with built-in desk & French doors to deck, Great Room with fireplace, master suite with double door entry, 4 pc ensuite & walk-in closet, full basement, double garage.



**Richmond Hill \$295,000**  
19 Sierra Morena Landing, SW

Instantly appealing, fabulous upgraded 2 stry twnhs with finished walkout, backing greenbelt, 1600 s.f. with hardwood thru main, Chef's kitchen with granite counters, Sub Zero fridge & upgraded stainless steel appliances, Built-in sound & entry system, 2 master bedrooms both with full walk-in closet & ensuite, walkout to the patio + full width deck with vinyl deck and glass surround. Condo fee \$177/mo.



**Prominence, \$459,000**  
51 Prominence Path, SW

Welcome to "The Mansions" an exclusive & secure gated community perched at the top of the hill with unparalleled views of downtown Calgary. This raised bungalow offers 1640 s.f. on the main level + developed walkout for a total of 2547 s.f. of development with 2 bedrooms (room for 3rd BR), 3 full baths, hardwood floors, granite counters, best location in the complex!



Sold at 98.7% of list price

**Signal Hill \$495,000**  
7 Signal Hill Terrace, SW

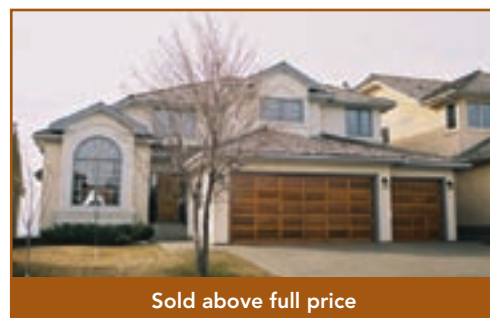
Elegant & open plan hillside bungalow. Spacious 2036 s.f. main floor plus 719 s.f. developed down, walkout basement opening to the front of the house, beautifully landscaped pie lot on a quiet cul-de-sac location facing a treed island. Offers gracious central, curved staircase, open Great Room, large formal Dining Room, white island kitchen with granite countertops, 2 bedrooms & den.



Sold at 96.1% of list price

**Patterson \$619,000**  
190 Patterson Boulevard, SW

Great location in desirable Patterson, backing onto the greenbelt with unobstructed river valley & city views! Superb home for entertaining with open kitchen & family room, generously scaled formal Living & Dining + main floor den, sweeping open staircase to expansive upper Gallery, 4 upper bedrooms (all with ensuite bathrooms) + fully developed walkout basement!



Sold above full price

**Signal Hill \$625,000**  
2988 Signal Hill Drive, SW

In "The Summit" of Signal Hill, high on the ridge with unobstructed Rocky Mountain views. This 2765 s.f. home has a fully developed walkout basement and offers a total of 5 bedrooms and 4 bathrooms, spacious white kitchen with granite countertops, main floor Family Room + 2nd Family Room in the walkout complete with wet bar. Triple garage.



**West Springs \$319,000**  
31 Wentworth Gardens, SW

Beautiful attached bungalow (villa) on large lot in exclusive, private cul-de-sac. 1258 s.f. on the main floor plus fully finished basement (over 2100 s.f.), offering a total of 3 bedrooms & den, and featuring 10-ft high ceilings & hardwood throughout the main floor, maple kitchen with island, Liv Rm & Fam Rm both with fireplaces, master BR with 5-pc ensuite. All appliances included. Condo fee \$139/month.



**Strathcona \$319,000**  
63, 39 Strathlea Common, SW

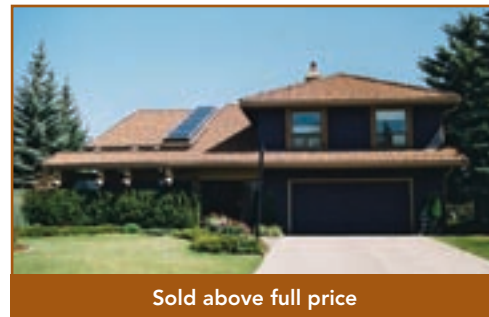
Stylish newer townhome, 2010 s.f. with all appliances (incl washer/dryer & patio furniture) + central air conditioning!, open plan with formal Dining Rm, large kitchen with walk-thru pantry, island/lunch bar, granite countertops & maple cabinetry, Grt Rm with fireplace, Count Rm+3 bedrooms upstairs, condo fee only \$150/month.



Sold above full price

**Discovery Ridge, \$495,000**  
12 Discovery Ridge Rise, SW

Superb location, fronting park & backing greenbelt/walkway! Contemporary, stylish, like new, 2540' 2 stry, bright, open & airy with high ceilings, luxurious heated limestone flooring through main level, maple kitch with huge island, granite ctrs, walk-thru pantry from garage, lovely views to Griffiths Woods Pk, 3 upper BR (2 with ensuite) + huge bonus Rm with N & S views, walkout ready for development.



Sold above full price

**Coach Manor Est. \$498,000**  
512 Coach Grove Road, SW

Prestigious location in Coach Manor Estates, quiet street backing onto a greenbelt, tastefully renovated, 2639 sq. ft. + basement development, features fabulous kitchen with white lacquered cabinetry, skylights, curved centre island, corian counters & upgraded appliances, vaulted ceilings thru main floor, 4 bedrooms & den, master suite with fireplace & dream ensuite bathroom.



**Sienna Hills \$629,000**  
38 Sienna Ridge Landing, SW

Premier cul-de-sac, backing onto the park. 1778 s.f. bungalow with dev'd walkout basement, total of 5 BR, vaulted main floor with views overlooking the park, kitchen with maple cabinetry & granite counters, master BR with steam shower & jet tub ensuite. A short walk to skating rink, sports field & Battalion Park elementary school.



Sold at full price

**Springborough \$695,000**  
106 Springborough Green, SW

Large new home, 2937 s.f. 2-storey + fully developed walkout basement backing on treed ravine with panoramic mountain views! Finishing details include cornice mouldings, open maple tread staircase, extensive maple & ceramic flooring, maple cabinetry, granite counters & stainless steel appliances. Features 3 Bedrooms, Den & vaulted Bonus Room with built-in entertainment centre & wet bar.



**Signal Ridge, \$399,000**  
2628 Signal Ridge View, SW

Fantastic location offering panoramic city views! This 2260 s.f. 2-storey has a walkout basement and a classic floor plan with formal Living Rm, Dining Rm and main flr Family Room and features 12-ft high ceilings in Liv Rm, kitchen with European cabinetry, main floor den and 3 spacious upper level bedrooms. This is a quiet cul-de-sac location on a large (47-foot wide) lot in the Estates area.



Sold at 99% of list price

**West Springs \$500,000**  
167 West Springs Place, SW

2341 s.f. + developed walkout. This home is in a great location backing onto the park. Great Room with high ceiling, extensive hardwood flooring, oak kitchen with huge island, 3 upper bedrooms including Master Bedroom with turret style ensuite, walkout with Rec Room/Games Room, Den and 2 pc bath. Superb landscaping including deck with stairs to elevated patio opening from walkout basement.



Listed & sold to my buyer

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

This elegant hillside bungalow offers breathtaking, panoramic views from both levels! Set high on the hill in The Summit of Signal Hill on a huge lot (73-ft x 131-ft) and offering 2354 s.f. on the main floor with an additional 1557 s.f. developed in the walkout basement. Features coffered ceilings, etched glass windows, hardwood floors, extensive built-ins, curved staircase, media Rm & 3 bedrooms.



**Strathcona Park \$399,000**  
107 Strathbury Bay, SW

Solid & extremely well kept original owner home! 2233 s.f. with very large Living & Dining Rooms (ideal for entertaining), roomy oak kitchen, adjoining main floor family room with oak paneling, 3 upper bedrooms + 1 on main floor, basement developed with 2 more bedrooms, newer bathroom with steam shower, Games Rm, Sewing Rm, Cold Rm & summer kitchen. This is a large pie lot on a cul-de-sac.



Sold above full price

**Strathcona \$595,000**  
1606 Strathcona Drive, SW

Stylish 4+1 bedroom custom built 2-storey, 2784 s.f. + fully developed basement, 4 large upper bedrooms, main floor den and 4 bathrooms, siding onto the park! Features vaulted, hand-plastered ceilings, cream millwork, slate & hardwood flooring, maple kitchen with granite countertops, granite topped vanities, 2 fireplaces, master bedroom with bayed sitting area & jet tub ensuite, triple garage.



**Aspen Estates \$995,000**  
204 Aspen Meadows Place, SW

3465 s.f. + dev'd bsmt, 3 BR (all with full ensuite baths) + 4th BR & bath in bsmt with separate entry (ideal for nanny). Grand, traditional home with hardwood & heated marble+granite floors, maple kitchen, den, upper library, bsmt offers RR, summer kitchen, Wine Cellar, Media Rm. 3 car garage.

# Metrocore Developments

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**Sunnyside \$695,000**  
728 4 Street, NW



Listed and sold to my buyer at full price

**Hillhurst \$1.1M**  
2139 6 Avenue, NW

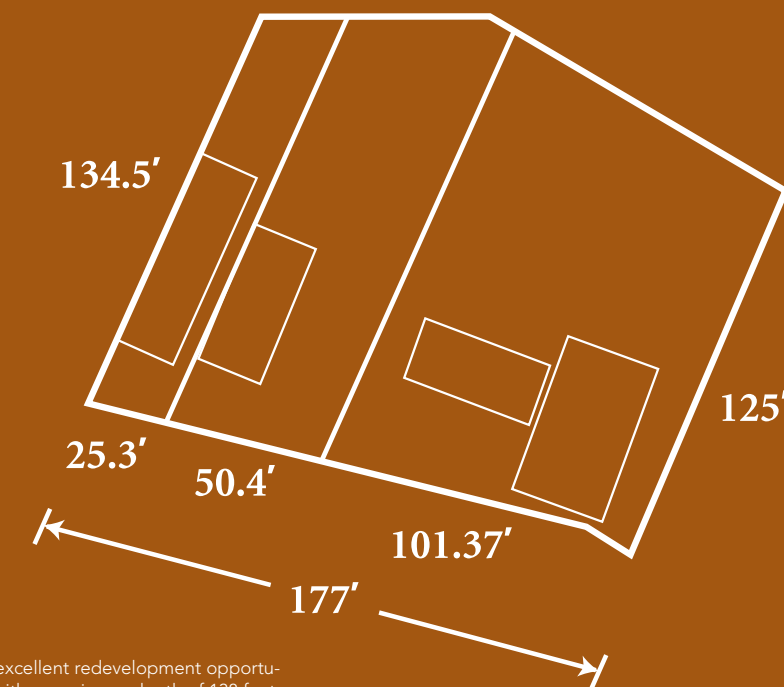


**Hounsfeld Heights \$1.3M**  
1834 12 Avenue, NW



**Briar Hill \$1.6M**  
1306 15 Street, NW

## Investors' Corner



**Erlton \$1,250,000**  
Mission Road, SW

Inner city land for sale, excellent redevelopment opportunity! 177 foot frontage with a maximum depth of 138 feet, minimum 125 feet. Three properties on separate titles which must be sold as a package, offering a total development site of 24,637 square feet. DC zoning on church site, two small homes with R-2 zoning (new owner to obtain rezoning), 1 block off Macleod Trail.

# Step into luxury: choose your spacious acreage home



**Elbow Valley \$379,000**  
47 Bent Tree Court

Elbow Valley, voted "Best New Community in Canada, 2004"! Classy bungalow (villa) with fully developed walkout basement! This bright & open planned 1600 s.f. bungalow offers high ceilings, classic columns, maple kitchen with granite counters, 2 river-rock fireplaces, hardwood floors, 2 bedrooms & den (den could be a 3rd bedroom & there is potential for a 4th bedroom downstairs), 3 bathrooms, games room.



**Elbow Valley \$534,000**  
223 Whispering Water Way

Spectacular executive attached home, 2316 s.f. + fully developed walkout basement, quiet cul-de-sac location, backing south! Stylish, clean-lined and high end finishes top to bottom. Features high ceilings & windows, gourmet kitchen with granite counters, hardwood floors, 3 bedrooms up + 2 bedrooms down, main floor den, 4 baths, central air conditioning, shows like a new home!



Sold at 97% of list price

**Springbank 2 acres \$625,000**  
115 Alandale Place

Renovated European style traditional family home on a lovely 2 acre parcel, just minutes to school & arena! 2620 s.f. + developed walkout & heated triple garage. Offering updated oak kitchen with island, granite counters & heated tile floors, main floor den, curved stairway to 4 large bedrooms & library, walkout developed with 5th BR, bath & Games Rm. A quick commute to downtown!



Sold at 96.7% of list price

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

Elbow Valley, named "Best New Community" in Canada, 2004! 3631 s.f. 2-storey on a greenbelt, like a showhome with cornice mouldings, ivory millwork, antiqued cabinetry, granite counters & vanities, maple floors, huge butler's pantry, den with built-ins, fabulous laundry & sewing rooms, Bonus Room, vaulted Master Bedroom with fireplace, 2 more bedrooms with Jack & Jill ensuite.

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 98.5% of list price

**Bears paw, \$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 & livestock sheds! Huge ranch style home offering 3836 s.f. up + fully developed walkout for a total of almost 7000 s.f. of living space with 7 bedrooms + loft/office. Fantastic Master Bedroom suite with private deck & hot tub. Oversized triple garage.



Sold at \$1.1 million

**Bears paw \$1,190,000**  
7 Cheyanne Meadows Way

Exquisitely appointed home on 3.4 acres in "Church Ranches". This 4542 s.f. 2-storey features grand foyer with sweeping limestone staircase, huge central Great Room, elegant Dining Room, Library with built-ins, heated Limestone flooring, gourmet kitchen with antiqued cabinetry, butler's pantry, main floor master suite with unsurpassed Ensuite bathroom, Fully developed walkout, over 7200 s.f.



**Elbow Valley, \$675,000**  
3 Golden Aspen Crest

Best value in prestigious Elbow Valley, almost 4000' developed. Large bungalow with triple garage and walkout basement! This 1975 s.f. bungalow has excellent curb appeal with mature trees and backs onto a greenbelt. Has elegant mix of rich maple and ivory toned cabinetry, and maple and ceramic flooring. Huge formal dining room



and gourmet kitchen with walk-in pantry; island with lunch bar. Charming upgrades include three window seats, French doors, clawfoot tub. Teen's room with ensuite and walk-in; total of 4 bedrooms. Basement developed with den, media room, games room, and wine cellar.



**The Slopes, \$750,000**  
29 Slopes Road, SW

This home is ready for immediate occupancy. Bright, open-planned, 2241 s.f. bungalow with a triple garage and fully developed walkout basement. 11 and 9-foot ceilings on main floor. Ivory millwork and raised panel doors. Rich cherry cabinetry and bookcases. 3 bedrooms on main floor. Luxurious master bedroom includes jet tub ensuite and walk-in closet. Huge central Great Room



with beamed ceilings and panoramic mountain and valley views. Gourmet kitchen with Shaker-style cabinetry, walk-in pantry and center island/lunch bar. Basement developed with media room, family room, more bedrooms and fabulous spa-like bathroom.



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

New construction, almost ready for possession. Come see the spectacular Rocky Mountain views from this new hillside bungalow! 2585' plus developed Walkout. Vaulted ceilings and huge windows. Total of 4 bedrooms. Master includes exquisite 5-piece ensuite, and walk-in closet.

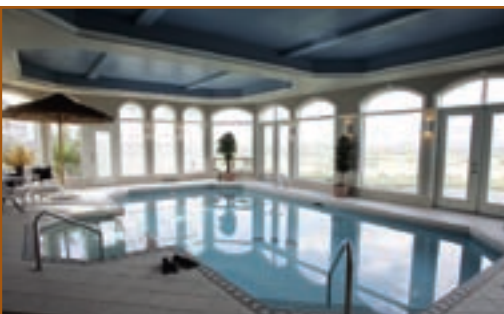


Includes den, triple garage, open plan with oak and slate flooring. Great Room with 2-way fireplace, maple kitchen with granite countertops and island. Walkout is developed to include a media room, recreation room, 2 bedrooms and full bath.



**The Slopes, \$1,190,000**  
49 Slopes Road, SW

Your own private resort - including superb inside pool! Spectacular walkout bungalow, beautifully landscaped with 3-tier patio and mature beds and panoramic mountain views. This 2728 s.f. bungalow offers 6000 s.f. of luxurious living space with a total of 4 bedrooms. Ambient lighting, ivory millwork, raised panel doors. Maple, lime-



stone and ceramic tile flooring. Generously scaled formal dining room with buffet niche, gourmet kitchen with dual islands/raised lunch bar. Includes home theatre, billiards room and 30-ft long indoor pool with hot tub, steam room, kitchen/bar and lounge area. Triple garage, offers almost every upgrade. A must-see, this home shows: 10/10.

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