

Step into luxury: choose your home in Elbow Valley

This highly-desired neighbourhood features natural ravines, mature trees, ponds and lakes in an open country setting with stunning views and easy access to amenities, downtown Calgary and the mountains.



Sold in Just 2 Weeks at 99% of List Price

**Elbow Valley \$389,000
Jewel Box Bungalow Villa**

Beautifully designed & immaculately maintained attached villa condominium in quiet cul-de-sac, both facing & backing onto a greenbelt! Over 2600 sq. ft. of living space including fully developed daylight basement. Features 9' high ceilings, decorative columns, 2 river-rock gas fireplaces, white millwork, maple cabinetry, granite countertops, maple & plush carpet flooring, built-in sound system, top of the line stainless steel appliances, central air conditioning & top of the line HEPA Air filtration system. Open plan w/ total of 3 bedrooms, 3 baths. Like a show home!



Sold in Just 60 Days

**Elbow Valley \$798,000
Clean and Contemporary**

Open, bright, clean lined, sun-filled two-story, offering over 3000sq.ft. of sleek and tastefully designed living space. Backing west onto the greenbelt with views to the pond. Features hardwood & ceramic flooring, ivory millwork & gourmet kitchen with stainless steel appliances & granite counter tops, stairways with iron railing, many furniture quality built-ins and 4 spacious upper bedrooms.



**Elbow Valley \$895,000
Pie Lot on Greenbelt**

Quite cul-de-sac backing onto greenbelt, immaculately kept 3631 sq.ft. 2 story with 9& 10' high ceilings, barrel vaulted ceilings, cornice mouldings, ivory millwork, antiqued maple kitchen cabinetry, granite countertops, maple flooring, huge laundry/sewing room, country kitchen with large butler's pantry, with space for freezer, 3 bedrooms & den plus bonus room. Thoughtfully designed, perfect for family & entertaining! Triple attached garage.



**Elbow Valley \$975,000
Almost 4700 SQ.FT.**

Beautifully appointed 3,000 sq.ft., two story with fully developed basement offering a total of almost 4700 sq.ft. of living space. Set on a quite close, backing onto a natural greenbelt, finished with 9' ceilings on all levels, 8'high doors, rich, woodwork, cornice mouldings, antiqued kitchen cabinetry, main floor master suite with "ultra bath" and steam shower, 2 upper bedrooms & family room + billiards room downstairs. Extensive built-ins. Triple garage.



C/S in Just One Week

**Elbow Valley \$1,360,000
On The Lake**

Perfect location, Quiet cul-de-sac, backing west onto the lake with private dock. Incredible hillside bungalow with private upper guest wing and fully developed basement. Offers 4947 sq. ft. of living space with main floor master suite

with fireplace + 4 large bedrooms in the walk-out basement. Features 10 & 11 foot high ceilings, beamed ceiling in great room, superb media room down, magnificent kitchen with commercial style gas range, warming oven, dual sinks & ovens + built-in Miele coffee and espresso maker! Huge covered deck with it's own heater overlooks the lake!



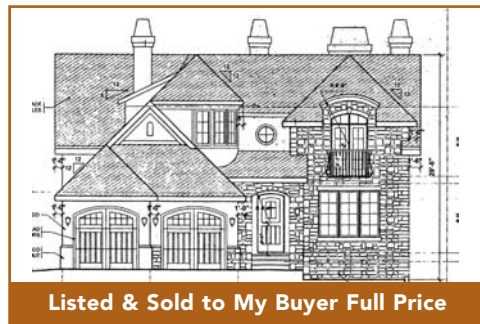
**Elbow Valley \$795,000
Views to Pond**

Beautifully appointed family home backing west in a cul-de-sac overlooking a pond. Offering almost 3800 sq.ft. including a fully developed walkout. Very high end finishing details: high coffered ceilings, ivory millwork, pearized doors, faux finish paint treatments, extensive hardwood flooring, numerous built-ins, 3 fireplaces, fabulous kitchen with all the bells and whistles, maple cabinetry, granite & cultured marble countertops, main floor master suite with jetted tub ensuite and dressing room. Total of 6 bedrooms.



**Elbow Valley \$798,000
Rich Traditional Style**

This is Home! Beautiful and formal design with deep, rich wood work, hardwood and ceramic flooring, decorative wrought iron detailing, high and barrel vaulted ceilings, feature fireplace with full height tile work, ivory cabinetry, granite countertops, cornice mouldings, 3 bedrooms and den, over 3100 sq.ft.+ undeveloped walkout basement, triple attached garage.



Listed & Sold to My Buyer Full Price

**Elbow Valley \$994,900
Golf Course and Pond**

An exciting opportunity to move into a new home in Elbow Valley Estates. This 3606 sq.ft. 2 story sides onto the golf course, overlooks the water and fronts the woodlands. Features include a huge front courtyard entertaining space with outdoor fireplace, master bedroom suite with luxurious 5 piece ensuite bath and Juliet balcony overlooking the courtyard, great room and kitchen with huge island/eating bar opening out to large deck, 4 upper bedrooms.



**Elbow Valley \$1,175,000
Rich Woodwork, Elegant Design**

Exquisite 2 story with fully developed walkout basement offering over 5500sq.ft. of luxurious living space. Amazing kitchen with distressed French county cabinetry, granite & stainless steel, furniture quality built-ins, limestone flooring in kitchen & baths, 500 linear feet of custom wainscoting, 4 + 2 bedrooms, ensuite with vaulted ceiling, upper level den, perfect location backing onto greenbelt. Triple garage. Full sandstone front, over \$50,000 spent on front facade alone.



**Elbow Valley \$825,000
Over Looking the Water**

Exquisite custom built bungalow offering 2137sq.ft. on the main floor plus fully developed walkout basement. Excellent location fronting 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 book cases, 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.



**Elbow Valley \$895,000
New Construction**

New arts & crafts style 2 story, nearing completion & ready for occupancy approx. June 1st. Located on pie lot in quiet cul-de-sac in North Elbow Valley. 3795 sq. ft. plus fully developed walkout basement offering almost 5300 sq. ft. of development with 3+2 Bedrooms, bonus room and den. Finishing details include high ceilings, walnut-toned oak doors & paneling, cherry cabinetry & built-ins, granite counters, 2 double sided stone fireplaces + fireplace in master suite, 3 wet bars, extensive American cherry flooring on main & upper floors, developed walkout w/ rec room, media room & 2 bedrooms.



**Elbow Valley \$1,190,000
Walkout Bungalow, Pie Lot**

Spacious executive home ideally located on quiet cul-de-sac in desirable Elbow Valley. 4000 sq. ft. on main & loft + fully developed walkout basement offering a total of over 6300 sq. ft. of luxurious living space w/ 3 bedrooms, den, loft & bonus room (or large 4th bedroom). Arts & Crafts style finishing including 2 dormers, mix of vaulted, 10' high & coffered ceilings, extensive cherry paneling, built-ins & cabinetry, granite counter & vanity tops, extensive maple & slate flooring, switchback staircases w/ iron spindles, built-in sound system, CAT-5 wiring and top of the line appliances in gourmet kitchen. Backyard features "putting green"!



**Elbow Valley \$ 1,225,000
Backing on the Lake**

Award winning former Laratta show home. Located on the lake in Elbow Valley Estates. This 2345sq.ft., 4 bedroom bungalow also has a developed walkout basement. Very bright and spacious open plan with polished lime stone and cherry flooring. Wrought iron railings and exquisite open ceilings with exposed beams. Generously scaled formal dining room with paneled ceilings. Large kitchen with cherry cabinetry, granite & top of the line stainless steel appliances.



**Elbow Valley \$3.6 Million
Backing Onto The Lake**

Years in the planning stage & featured in numerous magazines & newspaper articles, this is truly one of Calgary's most technologically advanced estate homes, offering state-of-the-art amenities & finished to exacting



standards by master craftsmen. This bungalow has a huge upper level office area plus fully developed walkout and has over 8000 sq. ft. of luxurious living space with 4 spacious bedrooms (all with walk-in closets & full ensuite bathrooms), 3 solariums, 4 fireplaces, numerous furniture quality built-ins, selected furniture items included.

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Homes in Westhills



Sold at Full Price

Coach Hill \$179,900 Gorgeous 2 Bedroom & Den

Like a showhome! Clean lined, contemporary 2 story townhouse with single attached garage and in-floor heating throughout! Offers 2 bed-rooms including master w/ 3 piece ensuite & walk-in closet & main floor den, ceramic tile & plus taupe carpeting, white millwork, semi-open staircase with iron spindles, wide white Venetian blinds & very tasteful neutral décor, bright & open maple kitchen with eating bar, open to living room with sliding doors to deck.



Sold at Full Price

37 West Springs \$229,000 Tree-Lined Boulevard

This bright, open-planned home is on a tree-lined boulevard, with a sunny west-facing backyard. 1248 s.f. of beautifully finished home, the main floor features a generously scaled living room with corner mounted gas fireplace, dining room with French doors leading to a rear deck, and functional kitchen with durable Arborite counters and lunch bar. Also, the main is detailed with maple flooring and cabinets, a "knocked down" ceiling treatment and large windows. The laundry is upstairs, as well as two bedrooms, full bath room, and the master with ensuite and walk-in closet, textured Berber carpeting through out.



Sold in One Week

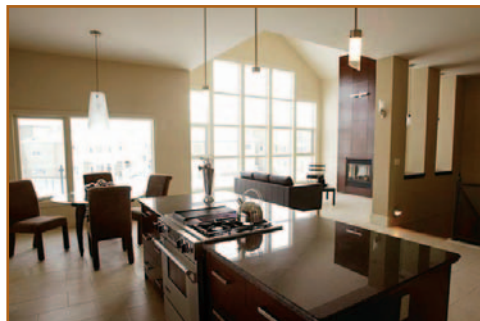
Signal Hill \$349,900 City Views

Family home backing on to a park with panoramic city views from both levels of the house. This bungalow with walkout basement is 1649 s.f. upstairs, + the developed walkout adds another 1090s.f.! This bright and open plan features, foyer with skylight, vaulted ceilings, living room with gas fire place, island kitchen, large nook with deck access, a formal dining room, and a den with built-in book cases. There are a total of five bedrooms in this house, three including the master, with a jetted tub in the ensuite on the main floor. Walkout has 9 foot ceilings though out a rec room, billiards area, second den and the other two bedrooms.



Signal Hill \$419,000 Unobstructed City Views

Spacious 2 story with walkout basement and panoramic views from all three levels. Numerous upgrades over the past two years including hardwood flooring thru main floor, stairs and upper bonus room, neutral carpeting, newer blinds, 2 gas fireplace inserts, countertops and central air conditioning. 2768sq.ft. with 3 bedrooms, formal living and dining, bonus room and walkout basement developed with games room, rec room with wet bar (granite countertop), den and full bath-room. Over 3700sq.ft. of development.



Discovery Ridge Point \$650,000 Backing Park

New construction, ready for immediate occupancy! Ideal location, quiet close, backing onto greenbelt. This 1914 sq.ft. hillside bungalow offers over 3200sq.ft. of luxurious living space with the developed walkout basement. Contemporary design & décor, open plan, high ceilings & tile & hardwood flooring, ivory millwork, cherry toned cabinetry & built-ins, granite counters, total of four bedrooms incl. master ensuite with steam shower and deep Japanese style tub. New home warranty.



Discovery Ridge Blvd. \$650,000 Natural Reserve View

Simplicity & understated European elegance abound in this 1536 s.f. +1143s.f. walkout. Very open main floor offers huge living / dining room with focal fireplace and tranquil view of the natural treed reserve. Kitchen includes granite counters, island with lunch counter and top-line stainless steel appliances, den, master with luxurious 5-piece ensuite. Developed walkout features rec room with wet bar, game table area, 2nd bedroom with walk-in closet & 4-piece "cheater ensuite", den or 3rd bedroom. Finishing details include 10-ft ceilings on main, lacquered ecru millwork & cabinetry, 9-ft doors, site-finished brazilian cherry hardwood flooring. Pride of ownership evident thru-out!

Westhills. Possibly Calgary's most desired community. An eclectic mix of quality, elegant homes. A community well developed; well appreciated. Easy access to downtown or, out of town. Complete with shops, amenities, schools and parks. More than that: a wonderful place to live.



Strathcona Park \$239,900 Downtown Views

Four bedroom, 1990s.f., 2-story home ideally located on corner lot with south front exposure and with downtown views from all over the house. Features tiled entry, combination living/dining room with buffet niche, open oak staircase to the upper level, kitchen with sunshine ceiling, oak cabinetry, tiled splash & counter-tops, open-planned family room with wood-burning brick fireplace, full wall of oak bookcases and patio doors to large semi-private rear deck, bath and laundry on main floor. Upper level offers vaulted master, east balcony, walk-in closet and jet tub ensuite, 3 additional bedrooms, and full bath. Basement has been developed with huge recreation room to accommodate both sitting and game table areas. Fast possession being offered.



Spring Haven \$299,000 Lowest Price In The Area

Bright & spacious family home, almost 2300 sq. ft. with 3 bedrooms + main floor den. Nice curb appeal with stucco and stone tile cladding. Finishing details include bordered ceiling treatments, white millwork & raised panel doors, white cabinetry, large windows including full height window in living room with 2 story height ceiling and extensive ceramic tile flooring. Plan offers formal dining room with double pillared entryway, formal living room, main floor family room, white kitchen with centre island, bayed window wall w/ French door to vinyl surfaced deck in backyard.



Sold in One Week

Strathcona \$529,000 Bungalow On The Ravine

Exquisite walkout bungalow in quiet cul-de-sac backing onto treed ravine! Excellent curb appeal with extensive stone cladding & tiled front porch with Plexiglas surround. Offers 1769 sq. ft. on the main floor with 9' high & vaulted ceilings, formal living and dining rooms, raised dining room & European-style kitchen with maple cabinetry, tiled backsplash, granite counters, large island & top-line stainless steel appliances. Master suite includes 5-piece ensuite with soaker tub & double-width shower, plus den with shelved walk-in closet and bath on main level. Beautiful walkout, with in-floor radiant heating, offers spacious rec room, large game area, 2 additional bedrooms, plus full bath. Pride of ownership evident throughout!



Discovery Ridge Blvd. \$595,000 Backing onto Park

Very stylish and upscale, European influenced home by Park Haven Designs. This three bedroom, 1603s.f. home offers spacious living room with gas fireplace, & south-facing window-wall with park view, raised dining room & European-style kitchen with maple cabinetry, tiled backsplash, granite counters, large island & top-line stainless steel appliances. Master suite includes 5-piece ensuite with soaker tub & double-width shower, plus den with shelved walk-in closet and bath on main level. Beautiful walkout, with in-floor radiant heating, offers spacious rec room, large game area, 2 additional bedrooms, plus full bath. Pride of ownership evident throughout!



Patterson, \$669,000 Fabulous lot & views

Large estate home ideally set high on a high escarpment with unobstructed & panoramic city and river-valley views from all three floors! Features open curved staircase, formal living and dining rooms, large den with French door, bright & spacious kitchen with oak cabinetry, tile counters, huge centre island & hardwood flooring. A generous master suite, with 3-way gas fireplace opening to jet tub ensuite, 3 additional bedrooms, and full bath. 3180s.f. of living space upstairs plus a walkout basement with rec room, 3rd fireplace, billiard area, play area, big 5th bedroom with 3-piece ensuite and bath. Superb location in well established & prestigious neighborhood.



Christie Estates \$679,000 On The Ridge, 6 Bedrooms

Perfect family home, 3655 sq. ft. + fully developed walkout basement, for a total of almost 5000 sq. ft. of living space. Spacious rooms throughout including 4 huge bedrooms upstairs (including master w/ 6 piece ensuite bathroom) + 2 in the walkout, main floor den, formal living & dining rooms, huge oak kitchen & adjoining family room, large deck with spectacular downtown views, full summer kitchen in walk-out. Finished details include extensive rich oak woodwork, flooring, paneling, built-ins, marble faced fireplace, onyx bathroom vanities and grand switchback staircase in foyer with stunning crystal chandelier.



Spring Haven \$334,900 Sparkling Newer Home

Bright & cherry home with excellent curb appeal, ideally located on quiet Strathcona cul-de-sac. Finishing details include 9' high ceilings, white millwork, beveled glass French doors, maple cabinetry, mix of maple & ceramic floors, maple & iron staircase, huge windows & neutral décor. Formal dining room w/ French doors, living room w/ 3 way gas fireplace shared with the kitchen & nook, island kitchen w/ lunch bar, pantry & hardwood floors. 3 upper bedrooms including master suite w/ bayed sitting room & luxurious ensuite bath with jetted tub & his & hers vanities.



Prominence Point \$599,000 Walkout Basement, Triple Garage

Excellent family home in much sought after cul-de-sac, facing green island and with city views. 3252 sq. ft. + fully developed walkout basement offering a total of over 4600 sq ft. of living space. Finished details include high & vaulted ceilings, numerous skylights, 4 fireplaces, granite & ceramic flooring, white & cherry oak millwork, white kitchen w/ granite counters, several built-ins, huge windows and elegant curved staircase. Includes 4 upper bedrooms + loft, main floor den, walkout developed w/ 5th BR and bath, games room with wet bar & enclosed spa room with hot tub.



Sold in Ten Days

Montreaux \$695,000 1/3 Acre Lot

Just like new! Stunning 3429 sq. ft. 2 story with walkout basement & triple garage set on a huge pie lot backing greenbelt. Boasting high vaulted ceilings, inlaid hardwood & slate flooring, cornice mouldings, oak built-ins, antiqued kitchen cabinetry with granite countertops, 2 gas fireplaces, high windows, classic columns, stairway with iron spindles, vaulted main floor master suite with sitting room, his/hers walk-in closets & luxurious ensuite + 3 upper bedrooms (2 sharing 5 piece ensuite) and loft/library overlooking the living room.



Sold at 98.5% of List Price

Patterson \$339,000 Backing Ravine, City Views

Superb location, quiet cul-de-sac, backing onto the ravine with gate to walking path and views overlooking the Northwest part of the city. This trim 1800sq.ft. 2 story is set on a beautifully landscaped pie shaped lot with rock gardens and perennials. Built in 1995 and offering 3 bedrooms, formal dining room sitting room, main floor family room and oak kitchen with centre island, corner windows and access to back deck. The master suite also has corner windows to enjoy the view, a walk-in closet and jet tub ensuite bathroom.



Listed & Sold to My Buyer

Prominence/Patterson \$649,000 City Views

Beautifully designed to offer maximum privacy, and panoramic city & downtown views. Tones of living space with 3578 s.f. on the main + 1542 s.f. walkout basement. Floor plan includes, sunken living room with fireplace, formal dining, gourmet kitchen with island, oak flooring & adjoining nook with access to wrap-around deck, den, and laundry. Upstairs, a library with built-ins and a master with balcony & ensuite and 3 other bed rooms. Walkout features, lounge with fireplace, bar, a rec room, and a 5th bedroom.



Cougar Ridge \$995,000 Spectacular Ridge Location

A truly outstanding home, offering exquisite design & finished elements, ideally located on quiet cul-de-sac backing natural ravine and pond with panoramic city & downtown views from all 3 levels! 3980 sq. ft. 2 story + fully developed walkout basement, 4 upper bedrooms (incl master suite w/ dressing room, fireplace & double sized jet tub), main floor den. Finished details include rich burled maple cabinetry, granite counters, limestone, natural fossil tile & maple flooring, high ceilings, unparalleled built-ins & closet organization features. Walkout includes 5th BR & bath, media room & games room w/ wet bar. This is one of a kind and must be seen!

On the Golf Course or On the Water



The Hamptons \$449,000 Backing The Lake

The very best location in the area, backing onto a lake with 5 fountains, with wonderful panoramic views, on the golf course but away from the golfers! This hillside bungalow has a fully developed walkout basement and offers over 2700 sq. ft. of luxurious living space with 12' high ceilings & 8' high doors, decorative cornice mouldings, white millwork, rich maple cabinetry, granite counters & vanities, maple hardwood flooring, exquisite light fixtures, stepped ceilings, professionally developed walkout to same standard as upper level. 2 BR & den.



Discovery Valley Cove \$869,000 Backing On The River

Bright & airy bungalow with fully developed walkout basement, ideal location in prestigious gated community backing south onto Griffiths Woods Environmental Reserve and the Elbow River. 2014 + 1570 sq. ft. developed in walkout, 1+2 BR with den & gym. Features 10' high ceilings on main floor, open stairway with arts & crafts style maple banister, maple cabinetry & flooring, granite countertops, 3 fireplaces (incl. outdoor wood burning f/p on deck), high windows to take advantage of the views, master bedroom wing w/ walk-in closet & ensuite with steam shower. Fully dev'd walkout w/ family room, mirrored exercise room, 2 BR & full bathroom.



Sold \$100,000 Over List Price

Parkdale NW \$1,150,000 Old-world Craftsmanship

A truly spectacular 2 1/2 story 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.



Inglewood \$450,000 On The River

Great opportunity to purchase character home on large lot backing river across from the zoo, or as development site for new home in an established Inner City neighborhood. Existing home offers huge wrap-around and covered veranda, formal living and dining rooms, spacious main floor family room, updated kitchen and ? bath on main, plus 3 upper floor bedrooms to include master with plumbing for future 3 or 4-piece ensuite. Finishing includes newer sash windows, original hardwood and newer ceramic tile flooring on main, Berber carpeting up, Euro-style built-ins and entertainment centre in the family room.



Lynx Meadows \$ 875,000 Former Show Home

Backing onto a golf course, this 2498s.f home has a developed walkout adding 2060s.f of living space located on a quiet cul-de sac. This exquisitely appointed home has extensive maple hardwood floors, a switch back staircase in the foyer, huge living room with fire place, formal dining room, island kitchen with granite counters, breakfast nook, den, master with walk-in closet and jet tub ensuite, 2 bedrooms also with ensuite and laundry, all on the main. Walkout has in-floor heating, rec, billiard and media rooms, and 3 bedrooms. Many quality details!



Heritage Pointe \$1,250,000 Former Show Home

Superb location backing onto the lake at Heritage Pointe. Never occupied, this 3373 s.f. bungalow developed walkout give you nearly 6000 s.f. of living space. With vaulted ceilings, hardwood floors and built-ins, the elegant floor plan includes a spacious living room, with two way fireplace shared with the kitchen which has a huge island, a breakfast room with a lake view and access to the deck, the master bedroom wing includes a luxurious ensuite and walk-in closets. Above the triple garage, an art studio loft. Below, the walkout features media room, recreation area, wine cellar, and 3 bedrooms.