



Sold at 98.3% of list price

**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.



**Strathcona Park \$264,900**  
14, 448 Strathcona Drive, SW

Best value in the area, almost 2300 s.f. of development on a quiet, beautifully treed & private location in Strathcona. This spacious townhouse offers fabulous top floor development, perfect as a family room/billiard room w/ downtown views, Mstr bedroom w/ sitting room & fireplace, white kitchen, 3 fireplaces, 4 bathrooms, den + 2 guest rooms, developed basement.



**Richmond Hill \$279,000**  
191 Sierra Morena Landing SW

Former showhome, 2 stry twtns w/ finished walkout basement in attractive complex. 1600 s.f. offering big & bright kitchen w/ white cabinetry & breakfast nook, formal dining room, living room with corner fireplace, 2 master bedrooms up both w/ walk-in closet & ensuite bathroom, games room in walkout, double att. garage. west exposure.



Sold above list price

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

Instantly appealing, fabulous upgraded 2 stry twtns 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.



Sold at 98.7% of list price

**Cougar Ridge, \$309,900**  
52 Cougarstone Square, SW

Perfect for first time buyers, terrific newer home, on low-traffic street in Cougar Ridge. This 1708 s.f. 2-storey offers 3 bedrooms & a bonus room, very open plan with great room, semi-formal dining area & kitchen with huge walk-thru pantry. Walking distance to Waldorf School and close to International French School



**Richmond Hill, \$315,000**  
158 Sierra Nevada Green, SW

Perfect for a young family this beautifully kept split level has a total of 4 bedrooms & is located on a quiet street walking distance to West Hills shopping, restaurants, theatres & library! Main floor offers Living & Dining Rms & oak kitchen w/ breakfast nook, upper level has 3 bedrooms, 3rd level is developed w/ large Family Rm & 4th BR, bath & laundry rm.



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

Totally upgraded, very stylish newer townhome, 2010 s.f. which comes with all appliances (including washer/dryer & even the patio furniture) + central air conditioning!, bright & open plan w/ formal Dining Room, maple kitchen w/ walk-thru pantry, granite counters, Great Room & Bonus Room + 3 bedrooms upstairs, condo fee only \$150/month.



Sold at 99.6% of list price

**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.



Sold at 97.2% of list price

**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 fir 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.



**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 in just 3 days

**Strathcona Park, \$399,000**  
55 Stratton Crescent, SW

Fabulous location, across from the ravine and with panoramic downtown views! This 2143 s. f. 2-storey offers vaulted living & dining rooms, curved staircase, white European kitchen with skylight, main floor den with French doors, main floor family room with wood-burning fireplace, 3 upper bedrooms, beautifully landscaped, easy care backyard.



**Signature Parke, \$435,000**  
349 Signature Court, SW

Beautiful bungalow villa, like new! 1553 s.f. + developed basement offering 9-ft ceilings w/ heavy cornice mouldings, white millwork, French doors, white kitchen w/ granite counters & beautifully detailed centre island, hardwood, slate & granite floors, 2 fireplaces, total of 3 BR + 2 dens. Simply beautiful, nothing to do but move in (immediate poss'n)!



Listed & sold to my buyer

**Sienna Park \$550,000**  
401 Sienna Heights Hill, SW

Superb location, cul-de-sac siding onto a park! This one-of-a-kind 2576 s.f. 2-stry w/ fully dev'd walkout basement offers a super-spacious, open plan w/big rooms thru-out incl. maple kitchen w/ solid surface countertops, main floor den & XL laundry Rm, 2 BR up both w/ ensuite baths, walkout finished w/ den, guest Rm, 3rd BR.



**Strathcona, \$525,000**  
7021 Strathridge Gate, SW

Great location on a tree-lined street in Spring Haven, this 2239 s.f. 2-stry has a walkout basement & is walking distance to local shopping, parks & West Side Rec Centre! Bright & open floor plan, large foyer, Great Room, maple kitchen w/ granite counters, huge bonus room & upper den, 3 bedrooms, walkout dev'd w/ 4th bdrm/bath & family room



**Strathcona, \$575,000**  
1560 Strathcona Drive, SW

Great location in desirable Spring Haven, 2725 s.f. 2-stry w/ south backyard, siding onto park/playground w/ mature trees for privacy! Great Room plan w/ formal Dining, huge Living room w/ fireplace & wall of windows overlooking backyard, main floor den, gourmet's kitchen w/ granite counters, 3 bedrooms & Bonus Room up, + fully developed basement!



**Cougar Ridge \$595,000**  
34 Cougarstone Terrace, SW

2614 s.f. 2-stry, pie lot, on a greenbelt! New home, ready for occupancy before Christmas! Wonderful location, quiet street, backing onto a greenbelt with a pond. Finishing to include switchback staircase, estate quality cabinetry, granite counters & extensive hardwood. Offers 3 bedrooms (Jack & Jill bath), main floor den, great room with fireplace, 5 year warranty.



**Signal Hill, \$599,000**  
2972 Signal Hill Drive, SW

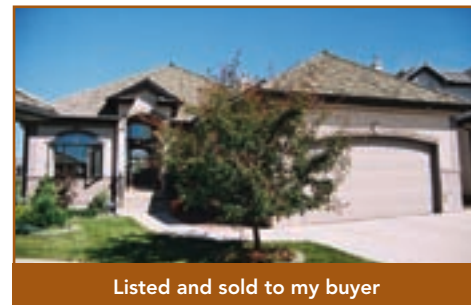
Panoramic views! This 1612 s.f. bungalow sits on the ridge with unobstructed views to the south and towards the mountains in "The Summit" of Signal Hill. Features vaulted ceilings thru main floor, hardwood & new upgraded carpeting, upgraded stainless steel appliances, elegant open staircase to developed walkout, 2 + 2 bedrooms.



Sold at 98.4%

**Signal Hill, \$625,000**  
2992 Signal Hill Drive, SW

Incredible location-panoramic reservoir to Rocky Mtn views from all levels! 2795 s.f. 2-stry + dev'd walkout basement, in pristine condition & offering 4+1 bedrooms & den, vaulted Living Room, generously scaled oak kitchen, family room w/ curved oak wet bar, fully dev'd walkout basement & absolutely beautiful, big yard w/ numerous perennials.



Listed and sold to my buyer

**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.



Listed & sold to my buyer

**Springbank Hill, \$649,000**  
3677 Springbank Drive, SW

The perfect location, next to million dollar homes in Spring Valley Estates, backing onto a greenbelt & historic home, siding onto a greenbelt, and with panoramic mountain views from all 3 levels! This 2772 s.f. 2-storey has a fully developed walkout basement for a total of over 3600-ft of development with 4 bedrooms, den & bonus room, like new!



**Signal Hill \$695,000**  
11 Signal Hill Terrace, SW

Grand Georgian 2-stry, built to take advantage of the mountain views! Over 3700 s.f. of spectacular living space featuring sweeping flared staircase, designer kitchen w/ granite counters & fireplace, library & separate home office both w/ built-ins, 4 bedrooms incl main floor master suite, 5 baths, bonus room, coffered & decorative ceilings, huge wrap around deck.



**Spring Valley Estates, \$1,190,000**  
50 Spring Valley Mews, SW

Incredible Wallace-built home, 3398 s.f. 2-storey w/ walkout basement, cul-de-sac loc'n, beautiful south backyard with water feature & mountain views! A truly magnificent home featuring 10 - 17-ft high ceilings, huge rooms including 3 bedrooms, den, library & bonus room, fabulous kitchen w/ cherry cabinetry & 12-ft walk-thru pantry. Triple garage.

## Investors' Corner

**Erlton \$1,190,000**  
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 re-zoning), 1 block off Macleod Trail.

# Living under the Tuscany sun

One of Calgary's brightest and most vibrant communities has attracted one of the world's leading realtors.



Sold at 98.7% of list price

**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 98.5% of list price

**Elbow Valley \$699,000**  
3 Golden Aspen Crescent

Best value in the area, 1975 s.f. bungalow with fully developed walkout bsmt, almost 4000 s.f. of living space! Vaulted Great Rm w/ large windows to enjoy tranquil views over the greenbelt, master BR with clawfoot tub ensuite, 4 BR in total, walkout w/ family room, media room, large wine room. Triple garage.



Listed and sold to my buyer

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

Panoramic mountain views! 2241 s.f. bungalow w/ a triple garage + fully developed walkout basement, 3 BR on main floor, huge central Great Rm with beamed ceilings & panoramic mountain & valley views, gourmet kitchen, walkout offers fabulous spa-like bathroom, media room, family room, bedrooms.



**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.



**Anatapi \$1,390,000**  
42 Anatapi Lane, SW

Fabulous location, panoramic mountain views, on a spacious acreage setting, in the city. 4695 s.f. 2 storey with fully developed daylight basement (not a full walkout but with very large windows), for a total of 6600 s.f. with 4 huge upper level bedrooms (and 2 more downstairs), 6 bath-

rooms, 4 fireplaces, vast principal rooms, ideal for entertaining. Renovated from top to bottom with amazing new kitchen, new appliances, and new flooring throughout the house. Just off 17th Avenue, close to several private schools, West Hills shopping and Westside Rec Centre.



**Elbow Valley \$1,100,000**  
55 Golden Aspen Crest

One of the best lots in the area, large south pie lot backing a greenbelt and w/ beautiful mountain views! Wonderful hillside bungalow w/ fully developed walkout offering 4400+ s.f. of living space with 3 + 2 bedrooms, Large foyer with curved staircase & French doors to the den,

Great Room with full wall of windows to enjoy the views, maple kitchen w/ granite counters & huge island, Breakfast Nook w/ coffered ceiling. Walkout w/ 2 bdrms, Family Room & Media Room. Features 10-ft ceilings, built-in sound system, "Ultra bath" & steam shower!



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

Like a resort! Spectacular walkout bungalow w/ a large indoor pool! Beautifully landscaped lot w/ panoramic mountain views! 2728 s.f. bungalow offers 6000 s.f. of luxurious living space with a total of 4 bedrooms, all amenities & upgrades, high coffered ceilings, huge windows,

curved staircase, kitchen with dual islands, professional style home theatre, billiards room and 30-ft long indoor pool with hot tub, steam room, kitchen/bar and lounge area. Triple garage w/ room for more development above garage.



**Longview, 65 Acres**  
Half mile of river frontage!

Your own piece of heaven! 65 acre parcel w/ breathtaking mountain views and half mile of Highwood River frontage! Newer home, 1548 s.f. bungalow w/ developed walkout, total of 3 bedrooms, 2 baths, kitchen w/ maple cabinetry, imported limestone flooring with in-floor heat-

ing, walkout developed with Family/Billiard Rooms, 2 oversized bedrooms & bath. Double garage w/ in-floor heating, 32-ft x 40-ft metal Quonset, horse shelter, corral & horse waterers. Fish, boat, ride and just enjoy country life to your heart's content! 12 km to Longview.

Next issue, this publication will showcase homes in Tuscany and reach more than 25,000 Calgarians.

For ten years, my unique commitment to superior and far-reaching marketing has brought success for buyers and sellers of Calgary homes across all price ranges.

I am now collaborating with RE/MAX colleague and Tuscany area expert, Kent Bamber. Together, we are delighted to bring unparalleled marketing to this dynamic community.

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