



80 Point McKay Cres. NW \$259,900  
**BREATH TAKING VIEWS**

21st floor penthouse unit on the Bow River with north and West facing window walls offering spectacular views of the river, Shouldice Park and the north hill! Plan offers 1200 sq. ft. with 9' ceilings, atrium, wood burning marble faced fireplace, 2 bedrooms & 2 bathrooms, in suite laundry and storage and kitchen with marble countertops. Includes double underground parking and 2 one year "gold" Riverside health Club memberships in the complex with pool, gym, squash, tennis and dining room facilities all at your feet!



52 Cougarstone Mews SW \$269,900  
**NEW HOME, ASSUMABLE MORTGAGE**

Newly completed 2 storey home on a quiet street in Cougar Ridge just minutes from downtown, West Hills shopping, C.O.P. and walking distance to Waldorf Elementary school. Offers 3 bedrooms (master with huge walk-in closet and jet tub ensuite bathroom) plus upper loft, open great room plan, maple kitchen with large walk-thru pantry, pie shaped lot. Assumable financing of \$198,000, variable rate mortgage with current payments of \$922/month + tax.



191 Strathearn Crescent \$254,900  
**4 UPPER BEDROOMS, CITY VIEWS**

Ideal family home in quiet, established area with mature landscaping and unobstructed city views. This 1990 sq. ft. 2 storey offers a formal living rm with bay window, formal dining rm w/ built-in oak hutch, main floor family room with brick fireplace, full wall of oak bookcases and sliding doors to huge back deck and eat-in oak kitchen. Upstairs there are 4 bedrooms including master with vaulted ceiling, bay window, east balcony with downtown views, walk-in and jet tub ensuite. The basement is developed with open rec room/games room/play room.



2027 5 Avenue, NW \$695,000  
**WEST HILLHURST'S FINEST INFILL**

Just listed, truly a spectacular new home, set on a large 40'x130' lot with fully landscaped south backyard with oversize double garage & 8 person hot tub! This 2800' 2 storey has a fully developed basement (w/ 9' ceilings & in-floor heat) for a total of 4000' of ultra luxurious living space. Features ebony maple hardwood, solid cherry kitchen cabinets with granite countertops, formal living & dining plus main floor family room, 3 upper bedrooms including deluxe master suite with steam shower, heated tile floors and clawfoot slipper tub!



132 Christie Park View, \$695,000  
**NANNY SUITE & CITY VIEWS**

Huge family home on the ridge with views overlooking the city in desirable Christie Estates. This 3655 sq. ft. 2 storey offers 4 upper bedrooms + 2 more in the walkout basement (with full 2nd kitchen), extensive oak woodwork and hardwood flooring, marble tiled fireplace, very impressive entryway with grand switchback staircase, main floor den, formal living and dining rooms and oak kitchen and adjoining family room opening to wrap around deck with wonderful views.



25071 Briarwood Drive \$795,000  
**NEW WALKOUT BUNGALOW, 2 ACRES**

New, barely lived in, 2407 sq. ft. bungalow with fully developed walkout, on private, treed 2-acre lot with views of the rolling countryside. Finishing details include 10' flat ceiling, cornice mouldings, 8' doors, rich taupe millwork, antiqued ivory cabinetry, granite counters, numerous furniture quality built-ins, maple hardwood, large windows, gourmet kitchen with granite counters & stainless steel appliances, huge den with full wall of built-ins, main floor master suite with dressing room, formal dining room & great room. Walkout developed with 3 bedrooms, media room and rec room. A magnificent residence, sure to please the most discriminating buyer.



1946 - 29 Street, SW \$279,900  
**KILLARNEY TOWNHOUSE**

A knockout! This sleek, like new, executive 2 storey townhouse is one of a kind! Offering 1651 sq. ft. of incredibly upgraded finishings including maple and polished marble flooring, maple & iron stair railings, slate & black granite countertops in both kitchen & bathrooms, 9' ceilings with cornice mouldings, designer kitchen with rich cherry stained maple cabinets and stainless steel appliances, bright and totally open main floor plan, 2 upper bedrooms including master with walk-in closet and 5 piece ensuite with jet tub, den, and underdrive garage. Quiet inner city setting near the pool.



14 Simcoe Place SW \$329,000  
**WALKOUT BUNGALOW VILLA**

Much sought after location, quiet cul-de-sac near Westside Recreation Centre, Sunterra Market etc. This beautiful villa offers 1550+1000 sq. ft. including developed walkout basement. Finishing details include 9' ceilings, maple cabinetry, taupe millwork, built-in bookcases, extensive hardwood flooring, 2 gas fireplaces, large windows throughout, foyer with skylight, main floor den with full wall of built-ins, kitchen with pantry and centre island, formal living & dining rooms, eating nook with vaulted ceiling and access to large deck & 5 piece master ensuite with skylight. Walkout offers family room, billiards room, 2nd den & 2 bedrooms.



1329 Strathcona Drive, SW \$349,900  
**SPRING HAVEN BUNGALOW**

Much sought after Spring Haven bungalow with large, sunny backyard. Offering lovely curb appeal with bay windows and attractive stone and stucco exterior. Features include vaulted ceilings throughout the main floor, large windows, ivory millwork and raised panel doors, soft-line drywall corners, oak flooring, skylight in island kitchen with maple cabinetry and stainless steel appliances, 3 way gas fireplace shared with eating nook and great room, formal dining room with double French doors & bay window, 2 main floor bedrooms, basement developed with 3rd bedroom, bathroom with clawfoot tub, family room and play room. Shows beautifully!



56 Edgehill Rise NW \$399,900  
**\$47,000 DN TO ASSUME MORTGAGE**

Just listed Edgemont Estates, recently renovated 2 storey Split, offering almost 2500 sq. ft. of luxurious living space! This home is set on a pit lot in a quiet location with mature trees and backing onto a 10 acre park. Features all new ceramic tile, carpeting and fresh paint with 3 Bedrooms & den, 4 bathrooms, indoor pool & hot tub. Assumable mortgage of \$352,000 with payments of \$2067 P1/month - only \$47,000 down! Immediate possession!



57 Strathlea Close SW \$409,000  
**NEW HOME, IMMEDIATE POSSESSION**

Just listed, Spring Haven, quiet cul-de-sac location. Newly completed 2638 sq. ft. 2 storey with 3 bedrooms, main floor den and upper bonus room. Features rich brazilian cherry flooring throughout main floor, white millwork, 9 foot ceilings, den with double French doors, formal dining room with classic columns, 2 storey great room, beautiful kitchen with natural maple cabinetry and granite countertops, 3 upper bedrooms including master with his/hers walk-in closets and luxurious jet tub ensuite bathroom.



4536 Hamptons Way NW \$469,000  
**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.

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49 Majestic Point \$805,000  
**SOPHISTICATED COUNTRY HOME**

Beautifully appointed family home in Elbow Valley Estates. Quiet cul-de-sac location overlooking 3 ponds and with west exposure. Offers almost 3800 sq. ft. of total development with walkout basement and upper loft with a total of 6 bedrooms. Finishing details include high coffered ceilings, ivory millwork with pearlized raised panel doors, extensive hardwood flooring, 3 fireplaces and incredible kitchen with all of the built-ins, pullouts and conveniences one could want as well as maple cabinetry, granite and cultured marble countertops.



106 Lynx Meadows Drive \$875,000  
**BACKING & SIDING GOLF COURSE**

This exquisite former show-home (never occupied) is ideally located just minutes from Crowfoot town Centre and backing & siding onto Lynx Ridge golf course. Fully developed 2498 sq. ft. walkout bungalow offers over 4500 sq. ft. of luxurious living space with 2 + 3 bedrooms, main floor den, open great room, gourmet kitchen, formal dining room with pillars, coved ceiling and inlaid hardwood flooring. Walkout development includes billiards room & games room with wet bar. Large lot with sports court for tennis or basketball.



134 Crooked Pond Way \$994,900  
**FABULOUS NEW HOME!**

There's still time to personalize this one! Superb new home in an ideal Elbow Valley location siding onto the golf course and fronting the woodlands. Stylish 2 storey, over 3600 sq. ft. plus huge front courtyard entertaining space with outdoor fireplace. Wonderful curb appeal with stone exterior and dramatic roof line with high gables & turret. Features grand foyer with open staircase, formal dining room, huge kitchen with butler's pantry, 4 bedrooms & den.



283 Snowberry Circle \$1,175,000  
**FRENCH COUNTRY ESTATE**

One of the best streets in Elbow Valley! Stunning 2 storey with fully developed walkout - over 5500 sq. ft. developed! Features limestone & hardwood flooring, furniture quality built-ins, 500' linear feet of custom wainscoting, French country, distressed designer kitchen with African cherry island, 4 upper bedrooms & upper den, walkout developed with 2 more bedrooms, fantastic curb appeal with over \$50,000 spent in full sandstone front, triple garage, backs into the trees. Stunning!



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

Superb location, backing onto the lake at Heritage Point, minutes from shopping & with convenient access to downtown via future Deerfoot extension. Never occupied, former showhome, a stunning country chateau! Spacious bungalow with bonus room & fully dev'd walkout bsmt, approximately 5000 sq. ft. of ultra luxurious living space. Features extensive dark hardwood flooring, soaring ceilings, crystal chandeliers, ornate cornice mouldings and huge windows overlooking the lake & your private dock.



11 Fisherman's Bend \$1,350,000  
**WALKOUT BUNGALOW ON THE LAKE**

Award winning former Laratta showhome, ideally located in quiet cul-de-sac backing onto the lake in prestigious Elbow Valley Estates! Over 4000 sq. ft. developed including walkout basement featuring curved ceiling treatments, grand centre vaulted foyer with polished limestone flooring and exquisite open staircase with cherry & wrought iron balustrade, vast great room with high ceilings and spectacular lake views, kitchen with cherry cabinetry, granite counters & stainless steel appliances. 4 bedrooms & den, triple attached garage.