



3031-25A street, SW \$285,000
1378 SQ. FT. BUNGALOW

Large character home in whisper quiet location in Richmond Park. Almost 1400 sq. ft. (of original space, not an addition) on the main floor plus fully developed basement. Features spacious rooms throughout including formal living room with double French doors, dining room with French door to kitchen with tiled countertops & white cabinetry. 3 large bedrooms up plus 4th bedroom (with hardwood flooring) downstairs. 50' lot with sunny west backyard and double detached garage.



280 Douglasbank Drive, SE \$289,900
UPDATED & BACKING GREENBELT

Over \$50,000 spent in updating including oak hardwood flooring in living & dining rooms, stylish berber carpeting in the main floor family room, oak kitchen with new tiled backsplash, new flooring, new sink with pull out faucet, new appliances and fresh paint throughout. Features 4 upper bedrooms including master suite with full ensuite bathroom. Developed basement with games room. Super location backing south onto greenbelt and pathway system. Ready for immediate occupancy.



38 Strathridge Way, SW \$319,900
NEWER SPRING HAVEN 2 STOREY

Just listed, 2071 sq. ft. 2 storey with 3 upper bedrooms and main floor. Den located on a low traffic street in desirable Spring Haven just minutes to downtown & close to shopping & Westside Recreation Centre. Features 2 storey height ceiling in foyer, open staircase with iron spindles, formal living & dining rooms with hardwood flooring, sunken family room with 2 storey height ceiling & windows, gas fireplace & entertainment centre, gorgeous kitchen with granite counters and centre island & stainless steel appliances.



79 Springborough Green, SW \$359,900
NEW HOME, IMMEDIATE POSSESSION

Just listed, Walking distance to Westside Recreation Centre! Bright & open planned family home in newly established neighborhood. Nice curb appeal with extensive stone accenting and front porch. New home offering 2 storey foyer with open curved stairway, formal living or dining room, spacious family room with gas fireplace & south exposure, warm oak kitchen with island, walk-in pantry and south facing nook. 4 generously scaled upper bedrooms including master suite with 5 piece ensuite bathroom & walk-in closet.



1408 Strathcona Drive SW \$369,900
3 BDRM BUNGALOW, RAVINE VIEWS

Spring Haven, lovely 3 bedroom bungalow with sunny south backyard & views towards the ravine. This home offers great value with extensive upgrades & extras including upgrade tile & carpeting, decorative archways, wrought iron railings on stairway, granite faced fireplace, skylight in foyer and fabulous maple kitchen with granite countertops, centre island, under-cabinet lighting, pantry with French door and stainless steel appliances including gas range with restaurant style heat lamps. Basement developed with 1 more bedroom & den.



9 Elmont Drive, SW \$449,900
NEW HOME, WALKOUT BASEMENT

Just completed! Beautiful new 2 storey home in desirable & quiet location close to Separate school & Westside Recreation Centre & and quick commute to downtown. This 2490 sq. ft. 2 storey offers 4 upper bedrooms plus a main floor den, elegant curved stairway with iron spindles, formal living room with high ceiling, spacious dining room, Gourmet kitchen with maple cabinetry and granite counters, family room with 2 storey height ceiling. 4 bd rms, unfinished walkout basement.



1560 Strathcona Drive, SW \$454,900
ON THE PARK, DEV'D BASEMENT

Terrific Spring Haven location next to playground & future school site! Stylish 2725' 2 storey with 3 bedrooms & main floor den PLUS fully developed basement with media room & games room. Features hardwood flooring, maple kitchen with granite counters, knock down ceilings, decorative archways & white millwork. Sun-filled open plan with large south & west facing windows, formal dining room, large upper bonus room & master suite with sitting room.



136 Strathlea Place SW \$469,900
QUIET SPRING HAVEN CUL-DE-SAC

Pristine newer home with excellent curb appeal located on a quiet street backing into the trees in Spring Haven. 2370 sq. ft. 2 storey with 3 bedrooms & large upper bonus room. Extensive upgrades including over \$40,000 spent in landscaping including superb deck with etch glass privacy screens, Hunter Douglas "Silhouette" blinds throughout, hardwood flooring, ivory millwork and beautiful maple kitchen with island, large walk-thru pantry & top-of-the-line stainless steel appliances.



108 Edelweiss Drive, NW \$499,000
FABULOUS VIEWS, ON THE RIDGE

A wonderful location, set high on the escarpment with panoramic views of Nose Hill park & the city. This 2863' 2 storey with fully developed walkout basement offers 4 upper bedrooms, a main floor den plus 5th bedroom in the walkout basement. Features top quality finishing with rich oak woodwork, travertine marble fireplace, oak kitchen with centre island, formal living & dining rooms and main floor family room with double French doors. Spacious master bedroom suite with sitting area & jetted tub ensuite bathroom.

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375 Patterson Blvd. SW \$579,000
WALKOUT BSMT, BACKING GREENBELT

Just listed, superb open plan, a beautiful blend of contemporary and traditional styles. Exquisitely designed around a dramatic open switchback staircase set on a 45 degree angle in the center of the home. This 2874 sq. ft. 2 storey offers 2 storey formal living room, formal dining room, open kitchen with maple cabinetry & huge centre island with granite countertops, oversized eating nook & family room with high ceilings, 3 upper bedrooms. Quiet location backing large greenbelt.



66 Patterson Close, SW \$619,900
ON THE RAVINE, SUPERB VIEWS

Superb location backing onto the ravine & with unobstructed views of the city and river valley! Custom built adult oriented home ideal for entertaining. Features vaulted ceilings, high windows to take advantage of the views, curved stairway leading to the 2nd floor with an open bridge & romeo & Juliet balconies. The master bedroom offers spectacular views, private balcony, 2 person jet tub and huge (17' long) walk-in closet. Walkout basement developed with 2 more bedrooms & full bath. All bedrooms are air conditioned. Large pie shaped backyard.



4 Slopes Garden SW \$649,000
VIEW PROTECTED LOT

Stylish walkout bungalow on a quarter acre lot in gated community just minutes to Westhills Shopping & Westside Recreation Centre. This spacious bungalow offers a total of over 4300 sq. ft. on main & walkout level and features unobstructed mountain & countryside views from both levels and from full width, curved deck. Features dual height centre vaulted ceilings, huge windows, ivory millwork, cherry toned maple cabinetry, granite & slate countertops and extensive hardwood & slate flooring. 2 + 3 bedrooms & 4 bathrooms.



25036 Briarwood Drive \$695,000
IN BEARSPAW ON 2 ACRES

Lovely, secluded location backing into the trees but just minutes from Bearspaw Golf & Country Club & a quick drive to Crowfoot towne Centre. 4 Bedroom 2 storey, almost 3300 sq. ft. of living space plus fully developed walkout basement with 5th bedroom, den, bathroom & family room with large wet bar. Newly constructed classic shaker style estate home with triple attached garage, high ceilings, high windows, cornice mouldings, main floor den, large country kitchen with white cabinetry & granite counters (including in the butler's pantry).



49 Majestic Point, \$825,000
SIX LARGE BEDROOMS

Bright & spacious, this beautifully appointed family home includes a high coffered ceiling in the great room, ivory millwork, extensive hardwood flooring & berber carpeting. Spacious reception foyer with slate flooring, central great room with west exposure & tranquil views, formal dining room, main floor den, fully loaded gourmet kitchen. Main floor master suite with jetted tub ensuite & dressing room, 2 upper floor bedrooms, superb walkout basement with 3 more bedrooms, games room/media room, full bathroom & wine cellar.



106 Crooked Pond Way, \$859,900
HIGHLY DESIRED LOCATION

Super custom bungalow on quiet cul-de-sac fronting on trees & backing onto water. Superior finishing throughout with extensive Italian marble & maple flooring, ivory millwork, vaulted ceilings, huge window, exceptional built-ins in large main floor family room, dramatic dining room with 18' high ceilings, main floor den and sunny open kitchen with black granite countertops, island & top-of-the-line appliances. Beautifully developed walkout with 3 large bedrooms, games rm & sound proofed media room.



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

This exquisite former show-home (never occupied) is ideally located just minutes from Crowfoot towne 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.



36 Anatapi Lane, SW \$895,000
TREED ACREAGE IN THE CITY

Just listed, Springbank. Exquisite country home on a private, park-like lot just 5 minutes away from Westhills & a quick commute to downtown. This 3426 sq. ft. 2 storey offers a fully developed walkout basement + an oversized triple garage. The rooms are all very spacious including the 5 bedrooms (all with ensuite bathrooms). The beautiful white kitchen with glass front cabinetry & butler's pantry is sure to impress! This home is in like new condition and is wheelchair friendly!



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.