



29 Patina Point SW
\$194,500
San Francisco Style

Just listed. Much desired, quiet location backing west onto greenbelt. Close to downtown, transit, shopping and Westside Recreation Centre. Stylish San Francisco-style 2 storey townhouse with over 1400 sq. ft. of living space and double

under-drive garage (tandem). An end unit with turret design creating bright sitting rooms in both living room and owner's bedroom. Fireplace feature wall with arched window. Includes formal dining room and sunny, chic white kitchen with glass-fronted cabinets. Upper den and 2 bedrooms include the large owner's suite with turreted sitting area and ensuite bathroom with jetted tub.



80 Wentworth Close SW
\$289,900
Family Friendly Plan

Just listed. 2150 sq. ft. two storey in West Springs just minutes to shopping, Westside Recreation Centre and quick, easy access to downtown via Bow Trail. Open plan with great room and bonus room. Foyer with 2 storey height ceilings

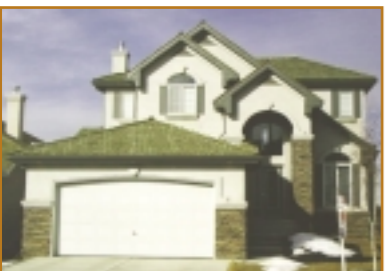
and iron and maple switchback stairway. Extensive tile and hardwood floors. Formal dining room or den with beveled glass entry. Great room with fireplace and built-in speakers. Maple kitchen has crown moulding, huge centre island and upgraded appliances. Upper level bonus room and 3 bedrooms including owner's with 5 piece ensuite bath.



368 Signature Court SW
\$349,900
Walkout Villa

Just listed. Stylish bungalow-villa with loft and walkout basement. Over 2100 sq. ft. of living space. Ideal location backing onto greenbelt overlooking pond with waterfall and fountain features. Grand foyer with arched transom

window and spectacular chandelier. Impressive great room with vaulted ceilings, three sided gas fireplace and window wall offering city views. White kitchen with ample counter space; formal dining room. Main floor includes 2 bedrooms. The loft is developed with a family room and sun room with private balcony.



3689 Springbank Drive SW
\$499,000
On the Park with Views

Exceptional location! This superior home is on a great street, backing onto a park with wonderful views of foothills and mountains. This 2579 sq. ft. 2 storey, with developed walkout basement, features extensive hardwood flooring, high ceilings,

large windows and curved stairway with iron railings. Includes formal dining room, main floor den with double French doors and impressive great room with 10 foot ceilings, slate fireplace and maple built-ins. The gourmet kitchen with maple cabinetry and black granite countertops includes stainless steel appliances. Upstairs the 3 bedrooms include an extensive owner's suite with walk-in and 5 piece ensuite. The walkout basement is developed with games room, family room, full bathroom and ready for a fourth bedroom.



7168 Sierra Morena Blvd. SW
\$209,900
Double Garage

Nicely updated duplex, within walking distance of Westhills Mall. Over 1300 sq. ft. of living space renovated with new laminate flooring, new gas fireplace and fresh paint throughout. The open concept living and dining room features

gas fireplace and bay window. Stylish European kitchen with bayed eating nook and access to backyard. The 3 bedrooms upstairs include owner's suite with walk-in closet and 2 piece ensuite bathroom. The insulated double detached garage has 220 volt wiring.



14 Cougarstone Mews SW
\$312,900
Half a Block to School

Walk to school! This home has a wonderful location: quiet cul-de-sac just half a block to the Waldorf School and close to new French Immersion school too. Built in 2002, this 2072 sq. ft. 2 storey was upgraded and shows better than a showhome.

Extensive maple hardwood, slate tile and Berber flooring - with upgraded underlay. Exceptional maple kitchen with granite countertop, under-mount sink and slate tile backsplash, Great room has maple built-ins and gas fireplace. Upper level boasts bonus room and 3 bedrooms.



1560 Strathcona Drive SW
\$469,900
On the Park

A great location in desirable Springhaven; sides onto park and future school site, with sunny south backyard. Over 2700 sq. ft. of luxurious living space plus fully-developed basement. Bright, open floor plan with large windows and exceptional,

upgraded lighting package throughout. Maple kitchen with preferred granite counters. Includes main floor den with French doors, formal dining room, upper bonus room and 3 bedrooms. Fully-developed basement with every man's dream: media room with large wet bar/kitchen.



75 Patterson Drive SW
\$499,900
5 Bedrooms Up

An attractive 5 bedroom 2 storey with fully-developed basement and triple attached garage. Almost 5000 sq. ft. of living space. Recent upgrades include hardwood floors on main level and in owner's bedroom; freshly painted throughout and new

window treatments including stylish California shutters. Striking high ceilings, skylights and curved, open string staircase. Includes French doors, oak kitchen with corian counters and oak built-ins in family room. Basement developed with summer kitchen, hot tub area, bathroom and den.

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4 Majestic Gate SW \$599,000 Home Spa and Pool

2879 sq. ft. 2 storey with fully-developed basement offering an extra 1462 sq. ft. of living space. Set on an 80' x 131' lot in desirable Elbow Valley Estates with 2 storey height ceilings in great room, rich oak kitchen and formal

dining room with arched entryway. Main floor owner's suite and 2 upper bedrooms plus bonus room with separate entry - ideal as a home office. The fully-developed basement with in-floor heating, includes indoor pool and hot tub, games room and bathroom/change room. Oversized double garage has in-floor heating.



36 Golden Aspen Crest SW \$649,900 Fabulous Kitchen

Just listed. Lovely quiet location in desirable Elbow Valley Estates. This 2876 sq. ft. 2 storey is nearly new but offers all of the extras and advantages of a pre-owned home including upgraded appliances, custom window

coverings and full landscaping. The superb working kitchen is the heart of this home with an abundance of richly stained maple cabinetry, built-ins and granite countertops. Also, large dual height centre island, built-in china cabinet, long buffet and walk-in pantry. This beautiful home features main floor den and 3 upper bedrooms including the luxurious owner's suite with adjacent sitting room.



25036 Briarwood Drive \$725,000 Developed Walkout

Just listed. Beautiful, treed, two-acre parcel with exceptional newer property. Classic shaker style estate home, delivering almost 3300 sq. ft. of living space on 2 floors (not including the fully-developed walkout basement).

Impressive high ceilings, high transom windows, upgraded flat and stepped ceilings, superior lighting package, cornice mouldings, French doors, extensive built-ins and elegant paneling. The spacious gourmet kitchen, with beautiful maple floors, features smart white cabinets, granite counters and walk-through butler's pantry. Home includes main floor den, 4 upper bedrooms plus 5th bedroom, den and family room/games room in walkout basement.



223 Snowberry Circle SW \$995,000 Sleek & Contemporary

This stylish, contemporary new home in Elbow Valley Estates is a 2939 sq. ft. 1 1/2 storey with fully-developed walkout basement offering over 4800 sq. ft. of impressive living space. Extensive hardwood floors, high ceilings

and sleek maple and walnut kitchen with stainless steel back splash and appliances. The main floor owner's suite is exquisite featuring fireplace, French door to spacious wrap-around veranda, oversized walk-in closet and spa-like ensuite with European shower, ultra bath jetted tub and heated floors. The walkout basement hosts professional-style, two-tiered home theatre, games room with wet bar and waterfall feature wall, indoor swimming pool, steam shower/change room and exercise room.



66 Patterson Close \$619,900 Spectacular Views

Just listed. This 2725 Sq. ft. 2 storey has a perfect setting: on the ridge, backing onto ravine, with 180 degree views of the city and river valley. Airy and open plan, the central great room has 2 storey height ceilings and

fireplace/window feature wall. Impressive curved stairway and formal dining room with double French doors. Custom kitchen with extensive oak cabinetry and centre island. Owner's bedroom retreat enjoys private balcony, two-person jetted tub and fabulous 17 foot long, walk-in closet. Walkout basement is developed with in-floor heating. Air conditioned, triple garage, gorgeous pie lot!



3030 Signal Hill Drive SW \$695,000 Panoramic Views

What a view! This wonderful 3143 sq. ft. 2 storey with fully-developed walkout basement is set high on the ridge with 180 degree views form east to west including the Rocky Mountains. The open and vaulted plan, with

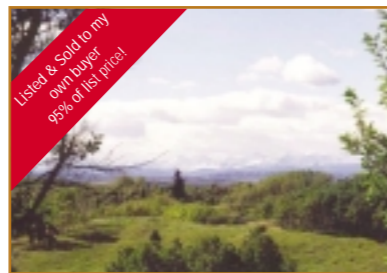
high and atrium-style windows, takes advantage of the magnificent views. Extensive hardwood flooring, coffered ceilings, cornice moulding and pillars. Current owners recently spent \$200,000 in upgrades including gourmet kitchen with granite counters and professional-style, stainless steel appliances. The upper floor provides 3 bedrooms including the owner's suite accessed via an open bridge overlooking the living and dining rooms.



50 Patterson Close SW \$795,000 Spectacular Views

Just listed. An exquisite estate home in stunning setting: backs onto ravine, fronts to a park and has breathtaking city and river valley views! This 3200 sq. ft. two storey has extensive hardwood flooring, beautiful granite countertops

throughout, curved stairway, bordered ceilings and detailed millwork. Gourmet kitchen with stainless steel appliances. Main floor den, 4 bedrooms up and developed walkout basement with full kitchen for entertaining or, ideal as nanny suite.



Listed & Sold to my own buyer 95% of list price!

Quarter Section \$995,000 Near Canmore

Rare 160 acre parcel with rolling hills and 180 degree mountain views. Thick forested areas, as well as pasture. Excellent grass for grazing horses. Power and well on site, no home. Subdivision to 4-40 acre

parcels possible. Directions: Highway #1a West to Jamieson Road, follow road to left at fork in the road, kitty corner to AR Ranches.

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103 Nagway Court \$995,000 Elegant Country Lifestyle Appeal

Walkout bungalow with grand, lower foyer and split staircase to main floor. Over 5,000 sq. ft. Formal living and dining rooms, main floor den and atrium. Gourmet kitchen with extensive cherry oak flooring, doors and built-ins. Ivory millwork, granite counters and river-rock fireplaces. Centre-vaulted family room has separate staircase to huge loft overlooking family room and grand hall. Large owner's suite with luxurious jetted-tub ensuite and steam shower. Two additional bedrooms up. Superb walkout development includes rec room, wet bar, spacious billiard room and access to heated 4-car garage with workshop.



20 Heritage Lake Boulevard SW \$1,250,000 On the Lake: Heritage Point

Superb location, backing onto the lake at Heritage Pointe with your own private dock. Spectacular show-home, a 3372 sq. ft. hillside bungalow with loft and fully-developed walkout basement, delivering over 5000 sq. ft. of ultra luxurious living space. Elegant French Country styling with rich woodwork, high ceilings, widespread hardwood floors, and grand principal rooms. Exceptional kitchen with gothic style maple cabinetry, extensive curved island and fireplace. Includes 3 bedrooms plus large loft above garage - suitable as artist's studio or charming playroom.



13036 Canso Place SW \$1,900,000 3.67 Acres on Fish Creek Park

Definitely one of a kind in Calgary. This spectacular 3.76 acre parcel in Canyon Meadows Estates is nestled into, and cascades down to, Fish Creek Provincial Park. The estate home is a 4000 sq. ft. contemporary styled, architecturally designed bungalow with a fully-developed basement offering a total of 6 bedrooms including an impressive owner's suite with sitting room to take advantage of magnificent views. When built this home was featured in "Western Living", "Canadian Interiors" and "House Beautiful - Kitchens & Baths" magazines.



12 Wolfwillow Point SW \$1,190,000 Private 2.2 Acres

This extraordinary new home in Elbow Valley Estates was designed and built to look as if it's been here for a hundred years. A heritage style bungalow set beautifully in the trees, overlooking ravine and creek. The reproduction, country-style kitchen with modern appliances includes an old Chicago brick forno oven. Extensive hardwood floors, arts and crafts' style architectural details, two wood-burning river rock fireplaces, sun room, huge mud room, butler's pantry and sewing room. The fully-developed basement features 4 bedrooms, exercise room and media room.



47 Discovery Valley Cove SW \$1,350,000 Backing South on the River

A cutting-edge and contemporary new home this 3492 sq. ft. 2 storey is set on a whisper quiet, exclusive cul-de-sac backing onto the river and nature reserve in Discovery Ridge. Designed to maximize views and featuring impressive limestone and hardwood flooring, waterfall feature wall, extensive built-ins, 3 fireplaces and stylish hand-blown light collection. The sleek, urban styled kitchen is stunning with stainless steel accents. Upper 3 bedrooms all with ensuite bathrooms incorporate state of the art fixtures. Fully-developed walkout with guest suite and 2 more bedrooms. See this home featured soon on the Discovery Channel.



Elbow Valley \$3,900,000 With Views, on the Lake

A work of art! This sprawling hillside bungalow offers almost 9000 sq. ft. of living space and took 38 carpenters 7 months to complete the extensive built-ins and millwork and 16 painters 3 months to apply the 17 coats of paint to each wall. This home is a technological marvel and is complete with 42 kilometers of cable facilitating every high tech convenience. 4 bedrooms, all with ensuite bathrooms, library, barrel vaulted entryway, large professional home office and gourmet kitchen with professional-style appliances.