



Springbank review



cyndi collins
agent
your springbank specialist

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Cyndi's Market Forecast

Your buyer could be anywhere... you need a realtor with connections everywhere.

Interest rates are threatening to increase and this may push some potential buyers to finally purchasing, as their buying power is stronger. Pent up demand could fuel market activity over the traditionally slow Stampede and summer season.

Finding the right buyer for any luxury estate property is a real challenge. But when the home is a Springbank property, many realtors are simply out of their depth. *Exquisite properties, extensive connections, experienced representation are what I offer as your Springbank Specialist.*

A sophisticated marketing strategy can increase exposure and this is key to selling your home. I believe in concentrating my efforts to state of the art marketing tools and contacts. This proven combination gets results for my clients.

To better service my clients I have substantially updated my website to include a map locator and additional photos of the property.

Since the number of buyers that can afford Luxury Estate housing is a narrow sector of the market, the sooner you start the marketing process, the higher the probability of selling your home for the right price. *Right now listing inventory is low which results in favorable competition for the sellers.*

In the last couple of years sellers were spoiled by frenzied market conditions. Listing could take days rather than months to sell. As selling times are now longer, now is a good a time as ever to market your home.

Sales Results 1st Quarter 2004

Home Sales

	Q2	YTD
\$300,000 - \$400,000	1	4
\$400,000 - \$500,000	2	3
\$500,000 - \$600,000	4	6
\$600,000 - \$700,000	0	2
\$700,000 - \$800,000	4	7
\$800,000 - \$900,000	4	6
\$900,000 - \$1,000,000	2	4
\$1,000,000 - \$1,500,000	5	10
\$1,500,000 - \$2,000,000	0	1
\$2,000,000 +	0	0

Lot Sales

\$100,000 - \$150,000	0	0
\$150,000 - \$200,000	0	0
\$200,000 - \$250,000	1	1
\$250,000 - \$300,000	0	0
\$300,000 - \$350,000	1	1
\$350,000 - \$400,000	2	2
\$400,000 - \$500,000	2	2
\$500,000 +	3	3



12 Wolf Willow Point

Custom designed executive bungalow built by Knightsbridge, bright bonus loft, main floor master with stunning ensuite with heated floors and charming Chicago brick fireplace, his and hers walk in closets, large decks framed by 2.25 acres of trees and pathways! Gourmet kitchen with centre island, wood burning forno oven, stainless steel appliances including a gas wolf range, spacious dining room, stunning sun room, great room with river rock wood burning fireplace. 5 spacious bedrooms, large games room, wet bar, rough in wine room,... this home can't be beat!... \$999,000



251217 Range Road 33

Super starter acreage in North Springbank, wonderful Mountain Views, two large decks, beautiful landscaping, 2 acres, convenient location, paved parking pad, substantial renovations, walk out lower, open concept, new maple hardwood, slate tile foyer, berber carpet, spacious master with large ensuite bath and walk in closet, 'smart home' router and wiring for computers, two roughed in fireplaces with gas line, 10 ft ceilings, quick possession possible, forced air and infloor heat and minutes to Springbank Schools and Recreation facilities. ... \$359,900



136 Snowberry View

Fabulous 2 storey home with walk out lower, very bright with tons of windows, high ceilings, gorgeous gourmet kitchen with eating bar and stainless appliances, spacious nook, grand great room with beautiful built in cabinets, wrought iron railings, large formal dining room, fully wired media room, 3 gas fireplaces, large recreation room, 6 bedrooms, huge bonus room, lots of closet space, large master with ensuite bath, large laundry room ... \$974,900



123 Heritage Place

This unbeatable fully treed lot in the beautiful Heritage Woods Estates. Private with long winding tree lined paved driveway, huge decks, fire pit, children's swing set, hardwood floors, pine kitchen with center island, indoor hot tub, detached 2 car garage plus car port, spacious master and ensuite, 4 bedrooms up and 1 bedroom in lower, fully developed lower with wet bar and large recreation room, large living and dining room, family room off kitchen... \$699,900



31239 Twp Rd 252

Wonderful family home with awesome bow valley and city views, beautifully maintained with richly appointed gourmet kitchen with center island, spacious dining room and living room with vaulted ceilings, main floor family room with brick fireplace, huge deck with hot tub, private location, main floor den or additional bedroom, huge bonus room with wet bar and full bath perfect for in-law's or nanny, master suite with sitting area, 5 pc ensuite... \$529,900



140 Snowberry View

Beautiful Laratta built walk out bungalow with dramatic barrel vaulted ceilings in vast foyer. This home enjoys spectacular mountain views, an open concept design and a gourmet kitchen that was featured in Western Living Magazine. No detail was missed in this truly magnificent home decorated by Sally Healy with exquisite finishing touches and extras throughout. With it's custom landscaping, magical children's play house, and dramatic exterior landscape lighting... \$1,375,000

country lifestyle

urban presence

More listings at
www.cyndicollins.com
including Buffalo Lake
summer cottage!



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Cyndi's Recent Sales in Springbank

#130 Crooked Pond Way in Elbow Valley Estates

\$889,900

Take your breath away quality! Grand slate foyer with barrel vaulted ceiling. Main floor den with solid cherry built in desk and cabinets. Chestnut hardwood floors, 12 ft ceilings in dramatic great room featuring a real stone fireplace and huge windows overlooking Elbow Springs Golf Course. Generous sized 350 sq ft dura-deck with dual gas line, covered exposed aggregate patio from walk out lower. Gorgeous gourmet kitchen with stainless appliances and granite counters, spacious dining room and handy butler's pantry. Main floor master suite with vaulted ceilings, heated slate floors in the 5 pc ensuite and jacuzzi bubble tub, oversized shower and huge walk in closet. Wrought iron staircase leads to upper level featuring a sprawling suite with full ensuite bath and walk in closet, 2 additional generous bedrooms again with walk in closets, study station, full bath, walkout...

#74 Artist View Drive in South Springbank

\$755,000

Beautiful open walk-out bungalow with vaulted ceilings, contemporary and forward design, gorgeous brick fireplaces, large room sizes, tons of light, stunning mountain and river valley views, butcher block center island in gourmet kitchen, eating bar, spacious dining room, home office with separate entrance, full suite with one bedroom and den perfect for in-laws or nanny, richly appointed master suite on main floor, hot tub, steam shower, large decks with outside fireplace, mature landscaping, private setting on 2 acres, paved driveway, newer cedar shake roof, wool berber carpet and so much more...simply stunning!

#53 Slopes Point in East Springbank

\$799,000

Richly appointed walkout bungalow in Upper Slopes with commanding mountain views from every level in this premier location, show home quality boast that it was built with pride by Fancy Shacks, numerous features such as 12' feet ceilings, gorgeous great room, 3 fireplaces, paved driveway, gourmet kitchen with granite counters, large nook, dramatic dining room, main floor master suite, gleaming hardwood, slate, crackle finished wood highlights, berber carpet, main floor den, professionally landscaped, exercise room, games room, media center, 4 bedrooms, stone tile exterior high lights, soothing decor...executive elegance!

#207 Aspen Green, Elbow Valley Estates in South Springbank

\$824,900

Beautiful and classic home with a center hall plan, bright loft office, high speed internet, numerous built in cabinets, gleaming hardwood floors, bonus room above garage, large bedrooms with walk in closets, spacious dining room, family room with rock fireplace and gorgeous wood cabinets, kitchen nook framed by windows and access to patio, grand gourmet kitchen with large center island and granite counters with upgraded stainless appliances including a subzero fridge, dual wall ovens, microwave, hood fan, dishwasher and gas cook top range for the serious chef, main floor laundry room, fabulous formal living room, large recreation room in lower, total of 4 bedrooms, 1.06 acres!!!

#8 Westbluff Bay in South Springbank

\$1,590,000

Very private! Simply the home you have been waiting for, both trees and the most stunning views of the Mountains, Valley and City from this totally unobstructed ridge top location backing onto numerous acres of green space. Gorgeous entry gate, fenced with chain link, sport court, gourmet kitchen with spectacular stained glass cabinets, large dining room, sheltered patio and outdoor pool, hot tub, steam room, second entertaining kitchen down, numerous built in cabinets, total of six car garage space, garden shed, attached green house, fully self contained in-law's or nanny suite with 2 bedrooms and own laundry, work shop, sky lights, dog run, 2.3 acres beautifully landscaped!!!

#17 Artist View Drive in South Springbank

\$599,000

Stunning refinishing on this extremely well maintained 2 storey home on 2 acres, mature landscaping, detached 4 car garage, paved driveway, entry gate feature, beautiful mountain views, convenient location to Calgary, nanny or in-law's suite with rough in kitchenette, total of 6 bedrooms with 4 up and 2 in lower, den with brick fireplace and rich oak panels, circular staircase, rock high light wall, substantial stone fireplaces, natural stained maple hardwood floors, tile, carpet, library, 2 wet bars, spacious room sizes, generous use of rich oak wood work through out, new white gourmet kitchen with center island and granite counters, upgraded kitchen appliances, an old style of elegance brought into the moment in fabulous Artist View Park East!!!



Dear Buyers,

Over the last 13 years I have had the pleasure of viewing some of the most beautiful homes that this city has to offer. Let me tell you that there are more than the obvious reasons why I have chosen to work in Springbank. Yes - the homes are spectacular, the landscape is breathtaking and the fresh air and solitude is unbeatable. Springbank is also a community full of wonderful people, people who you will be pleased to call neighbors and friends. Please call me today for a complimentary tour of Springbank and I will show you all of its treasures and perhaps introduce you to your new neighbors.

Cyndi

Sellers
are
WANTED!!

The following buyers are looking for homes in Springbank and surrounding communities:

Buyers looking for a 2 storey with a minimum of 3 bedrooms up, walkout, classic French influence, private and a spectacular location for up to \$2,500,000

Need a 2 acre building lot with stunning mountain views in prestigious subdivision. Up to \$700,000

Call Cyndi direct at 685.2406 to discuss your luxury home www.cyndicollins.com

Not intended to solicit properties already under contract with another agent.