

### Bridgeland \$525,000



#### 418 - 6th Street, NE

Trendy location on good, tree-lined, beautifully landscaped 31 x 110-ft lot, walk to work! Newer 2-storey, built in 1987, with 2 bedrooms, developed basement & oversized single garage, an ideal studio with heat & several skylights! Immaculately kept home featuring vaulted ceilings, skylights, high windows, hardwood flooring.

### Edgemont \$530,000



#### 224 Edgebank Circle, NW

Well kept 2069 s.f. two-storey with developed walkout basement, in a quiet location, backing onto a greenbelt! Features 4 bedrooms (1 conveniently located on the main floor) + 2 more in the walkout which is set up as a fully fitted nanny or granny suite. Oak kitchen, hardwood floors and vaulted ceilings!

### Simcoe \$550,000



#### 192 Simcoe Circle, SW

Just like new 2016 s.f. home on a quiet street walking distance to Westside Rec Centre, shopping & transit. Extensive maple flooring, maple kitchen, main floor den & family Rm + formal living/dining w/ 2-stry ceilings. Stairway w/ iron spindles, center-vaulted master w/ luxurious jet tub ensuite. Sunny west backyard.

### Bowness \$599,000



#### 8324 - 48th Avenue, NW

Excellent location backing onto the Bowness Park and the Bow River! Perfect holding property, rental and/or lot to build your dream home. 900 s.f. 2 bedroom bungalow with full basement, single garage, on a 63-ft by 147-ft lot. Buyer can purchase an extra 10-ft in width from the city for \$43,000 to make a 73-ft frontage.

### Strathcona Park \$625,000



#### 104 Straddock Crescent, SW

An elegant renovation, in desirable Strathcona a short walk to shopping & quick commute to DTI 2044 s.f. + dev'd bsmt. Featuring hardwood floors, crown mouldings, new kitchen, stainless steel appliances & granite counters, updated bathrooms, 10-ft ceilings, 3 bedrooms & den, basement with media room, playroom & bedroom.

### West Springs \$695,000



#### 8 Wentworth Manor, SW

The location you've been waiting for! Casually elegant 2023 s.f. 2-storey with an open & sun-filled floor plan, 3 bedrooms, large great room open to a deep-toned maple kitchen with granite countertops, stainless steel appliances & island with eating bar, beautiful fully fenced backyard with deck & cobblestone patio.

### Westpoint Estates \$825,000



#### 67 Westpoint Place, SW

Much sought after location, this home is located on an exclusive cul-de-sac in West Springs. 2632 s.f. two-storey with walkout basement, 3 bedrooms, open great room plan with premium finishes including 91/2-inch baseboards, deep toned hardwood floors, California shutters on all windows, gourmet's kitchen with granite countertops.

### The Hamptons \$995,000



#### 351 Hampstead Way, NW

Backing onto the golf course! This 2700 s.f. 2-stry is located on a quiet street and offers a triple garage, views over the golf course, fully developed walkout basement with 2 bedroom nanny suite, 4 bedrooms upstairs, maple kitchen with granite counters, formal dining room with pillars, main floor den with double French doors, custom draperies throughout.

### Scenic Acres \$950,000



#### 86 Scimitar View, NW

Beautiful bungalow, on the ridge with commanding views overlooking the river, mountains, COP & even including downtown! Almost 3000 s.f. of development including walkout bsmt, 5 bdms total + main floor den, vaulted ceilings, skylites, A showpiece backyard w/ mature landscaping & sandstone walls.

### Patterson \$995,000



#### 54 Patterson Park, SW

If a large executive home with a view is what you're searching for then look no more! This 3021 s. f. two storey sits on a large lot (58-ft. frontage) w/ walkout basement. Over 4400 s. f. of living space, beautifully appointed, formal style home, 3+1 bedrooms, soaring 2-storey height ceiling, elegant, curved staircase, island kitchen, family room & den all offer beautiful city views.

### Bears paw \$1,200,000



#### 32064 Township Road 260

Fabulous for growing families & horse lovers! 4.2 acre parcel, great close-in location, just off Lochend Road, with a nearly new home, 2653 s.f. + developed basement, total of 5 bedrooms-all with ensuite baths! Fully fenced & complete with troughs & irrigation hydrant, double garage w/ workshop & 220 wiring.

### Cougar Ridge \$1,200,000



#### 82 Cougar Ridge View, SW

A very dramatic home, backing onto a ravine & siding a park, with panoramic views & walking distance to schools! This 2850 s.f. 2-stry with developed walkout, 4 bedrooms-each with it's own ensuite bath, a grand sweeping stairway, Great Room with high ceilings & windows, maple & granite kitchen, 2 wet bars, media room & games room.

### The Lake at Heritage Pointe \$1.3M



#### 88 Heritage Lake Boulevard

Located in the prestigious community of "The Lake at Heritage Pointe," this fine new home boasts a superior location: across from a green-space & backing onto a pond complete with water-fountain feature. 3 bedrooms 2-stry w/ walkout basement & a triple garage, tranquil views of the water feature from all levels. Why wait to build?

### The Slopes \$1,600,000



#### 65 Slopes Grove, SW

Superb hillside home on a half acre lot, offering unobstructed Rocky Mountain views, fully developed walkout basement & triple garage. Over 5600 s.f. of living space including a total of 6 bedrooms & 6 bathrooms, main floor master suite, separate children's wing with space for nanny. Walkout with media room.

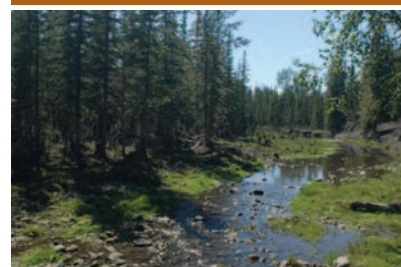
### The Lake at Heritage Pointe \$2.2M



#### 207 Heritage Lake Drive

Backing onto the lake at Heritage Pointe, never occupied former showhome this 3373 s.f. bungalow w/ dev'd walkout gives you nearly 5000' of living space with oversized triple garage and your own private dock! Elegant French Country style w/ rich woodwork, high ceilings & windows, ornate cornice mouldings, built-ins, media room, bonus room, 3 BR.

### Springbank \$12,000,000



#### 124 Acres, raw land

The ideal spot to build, ultra-private retreat, just 30 minutes to downtown Calgary, or with excellent sub-division potential. This 124 acre parcel includes a half mile of river frontage and backs directly onto the Glencoe Golf course. A truly special parcel, offering spectacular Rocky Mountain & Alberta ranchland views.

### Glenbrook \$550,000



#### 2847 38th Street, SW

This character home has been updated! 1900 s.f. 11/2 storey home with trendy updates like loff-inspired master bedroom & bonus room. Features include sunroom, several sets of double French doors, 6-inch baseboards, elegant dining room with sliding doors to well landscaped side-yard, updated



bathroom with chandelier, pedestal sink & jetted tub, oak kitchen, large living room and 2 bedrooms on the main floor. Upper floor with contemporary styled master bedroom, sitting room & adjoining bonus room. Oversized double garage (with 10-ft ceilings, 220 wiring & workshop).

### Wildwood \$795,000



#### 16 Wilshire Place, SW

Spectacular lot & location! Stunning park-like lot, over 1/3 of an acre, professionally landscaped, in a desirable cul-de-sac in Wildwood! 2265 s.f. 11/2 storey home with 4 car garage, updated with an addition to include newer master bedroom (master bedroom & ensuite, 455 sq. ft.), main floor family



room & large walk-in closet off the back entryway. Family oriented 3 bedroom home with large, open kitchen & casually elegant dining area, large living & family rooms, 3 fireplaces. This is the house and the location, you need never move again!

## Are you getting the right advice?

Now, more than ever, it's vital to have the support of an experienced real estate professional.

The high demand for homes is driving prices to unparalleled levels. My negotiation skills and knowledge of your community will help you realize your highest possible selling price.

Call me to discuss this unique market; let's explore your best opportunity.

*Sam*



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