

SAM

SHOWCASING CALGARY'S GREAT MOVES



Glamorgan, \$465,000

4504 – 49 Avenue, SW – Live up/rent down! 1244 SF split level w/ 3 bdrms up (master w/ ensuite) hardwood floors, fireplace, large veranda, attached garage. The basement is developed w/ separate 2 bdrm suite. Close to bus, schools & downtown.



West Springs, \$585,000

67 Westpoint Court, SW – Charming 4 + 1 bedroom home on a pie lot in desirable West Springs. 2266 SF + developed basement, hardwood floors, spacious granite & tile kitchen, gorgeous west yard with deck and paving stone patio, beautifully landscaped.



Strathcona Park, \$599,000

303 Stravanan Bay, SW – Renovated 2 storey w/ developed walkout basement, 3000 SF developed. Maple kitchen w/ granite counters, 4 bdrms/4baths, master suite retreat w/ huge, private deck, walkout basement developed for entertaining, steps to ravine.



Winston Heights/Mountainview, \$599,000

465 – 21 Ave, NE – Family home, 1880 SF, 3 bdrms/3 baths, private south backyard & dbl garage. Features detailed millwork, hardwood floors, granite counters in kitchen & bathrooms, high ceilings, 2 fireplaces, walk to school & park.



Glenbrook, \$625,000

4516 – 30 Avenue, SW – Extensively renovated 4-level split, just move in & relax. 1336 SF + developed basement, 4 bdrms/3 baths. Renovated kitchen w/ granite counters & stainless steel appliances, heated double garage, beautiful backyard.



Montreux, \$675,000

11 St. Moritz Bay, SW – This one is a knockout! 2271 SF + developed basement, 4 bedrooms and 4 baths, kitchen with granite counters, romantic master suite with fireplace, beautiful pie lot with sunny west exposure, patio & large deck, backing into trees.



Patterson, \$695,000

297 Patterson Blvd, SW – a gracious well decorated home backing south onto greenbelt, 2400 SF + fully developed basement, 4 bdrms/4 baths, bonus room w/ city views & 2 skylights, formal dining room, kitchen w/ granite counters, quiet end of the blvd.



Christie Park Estate, \$710,000

428 Christie Knoll Point, SW – Pool party! This unique 6 bdrm home is the social centre of the street in the summer as all the kids gather in the heated outdoor pool. Walkout bungalow, 1+ 5 bdrms/ 4 baths, 2500 SF+ of living space, ideal for a large family!



Signal Hill, \$799,000

311 Sienna Heights Hill, SW - 2600 SF 2-storey + fully developed basement, 4 bdrms/4 bathrooms, including award winning ensuite w/ fireplace, sitting room & round glass block shower. 3 fireplaces, extensive hardwood, beautiful backyard.



Discovery Ridge, \$825,000

179 Discovery Ridge Way, SW – This home backs onto a linear park and offers sweeping views of the Weaselhead. 2490 square feet + developed daylight basement (huge windows & natural light), 4 bedrooms and 4 baths, premium appliances, south backyard.



Discovery Ridge, \$825,000

250 Discovery Ridge Boulevard, SW – 2717 SF 2-storey + developed basement, south backyard with spectacular heated salt water pool, pool house w/ 3 pc bath, custom entertainment centre, built-in BBQ w/ granite counters, custom steam room & more!



Wentworth, \$925,000

27 Wentworth Heights, SW - 1816 SF bungalow + developed walkout basement, the ideal location, quiet cul-de-sac, backing onto a park. Large custom kitchen with huge island & granite counters, master suite w/ fireplace, over \$40,000 in landscaping.



Springbank, \$1,250,000

15 West Bluff Place – Nestled on an amazing 2 acre lot with spectacular landscaping. 2204 SF bungalow with developed walkout basement, 4 bedrooms and 3 baths, gleaming hardwood floors, sunny kitchen, beautiful master suite. Estate living at its finest!



Aspen Estates, \$1,295,000

25 Aspen Ridge Way, SW – Beautifully finished with fully developed walkout, 3700 square feet, 4 bedrooms and 4 baths, main floor den, triple garage and South backyard. Features vaulted ceilings, granite counters, slate backsplash, cherrywood cabinetry.



Cougar Ridge, \$1,495,000

14 Coulee View, SW – Stunning 3990 SF 2-storey executive home on quiet street. Close to private schools, shopping & downtown. 5 beds & 5 baths, hardwood, granite, beautiful yard w/water feature & stone fireplace w/ patio. Gorgeous wine room with ample space for entertaining.



Villosa Ridge, \$1,795,000

28 Villosa Ridge Drive – Perfect for car buffs – this home has an 8 car garage (including bus/RV bay)! 2 storey w/ developed walkout, 7 bdrms/7 baths, over 7200 SF of living space, separate nanny suite, luxurious heated veranda, downtown views!



Aspen Estates, \$1,795,000

46 Aspen Ridge Way, SW – Exquisite custom home with 5500+ SF of living space. 5 bedrooms, all with ensuite bathrooms, richly appointed Legacy kitchen, extensive built-ins & huge master suite retreat, media room, wine room, on a huge 60 x 141-ft lot.



Aspen Estates, \$1,995,000

90 Aspen Ridge Way, SW – Sophisticated 2483 SF bungalow with fully developed walkout basement, on a 13,000 SF pie lot, with panoramic views of the Rockies! Offering 4 bedrooms, each w/ ensuite, a smart home w/ sophisticated automated features.