

SAM

SHOWCASING CALGARY'S GREAT MOVES



Strathcona Park, \$549,000

56 Strathridge Close, SW - 2018 SF 2-storey, 3 +1 bedrooms, exceptionally well maintained, bright & sunny, walking distance to Sobeys', boutique shopping, coffee shop, new C-train & Westside Rec. Terrific basement development with large wet, games/ family rooms, huge deck w/ glass surround.



Cougar Ridge, \$579,000

90 Cougarstone Terrace, SW - Wonderful family home with 2059 SF + dev'd basement in the desirable community of Cougar Ridge. Rich Brazilian cherry hrdwd, granite, steam shower & in-floor heat in lower bath and a large yard for the kids to play in.



Strathcona Park, \$599,000

1350 Strathcona Drive, SW - Lovely 2-storey home is beautifully finished and filled with natural light. Close to schools, transit, shopping and Westside Rec Centre. 2265 SF with 3 beds and 3 baths. Large master bedroom with spa-inspired ensuite complete w/ jetted tub.



Signal Hill, \$599,000

2767 Signal Hill Drive, SW - 2069 SF 2-storey on an amazing 156-foot deep lot, professionally landscaped, with west exposure, immaculately maintained 3 bedroom home, open plan, city views, developed basement with games room & wet bar, car lover's garage. Close to transit & shopping.



Capitol Hill, \$619,000

1416 21 Avenue, NW - 1900 SF infill near Confederation Park, easy commute to DT or U of C. Bright executive home, open plan, rich hardwood, coffered ceiling, island kitchen w/ granite counters, great room w/ fireplace & built-ins + full wall of windows overlooking backyard. 3 bdrms incl. vaulted master.



Springborough, \$629,000

10 Springborough Green, SW - Bright 2-storey home with 2400 SF of dev'd living space close to schools, West Side Rec Centre and short commute to DT. Hardwood on main, granite counters, large bonus room and large master bedroom with luxurious jetted tub ensuite.



SOLD - to my buyer

Aspen, \$629,000

216 Aspen Hills Close, SW - 2023 SF 2-storey on wonderful pie lot, w/ southwest backyard & mountain views. Beautiful home w/ elegant curved staircase, rich hardwood, contemporary kitchen w/ espresso toned cabinets, granite counters, walk-thru pantry, 3 bedrooms, bonus room.



Garrison Woods, \$759,000

53 Somme Boulevard, SW - Location is key! This wonderful brownstone home in desirable Garrison Woods boasts 2100 SF of dev'd living space and fine finishes, including hrdwd & granite. Steps to trendy Marda Loop shops & restaurants, public transit and schools.



Discovery Ridge, \$825,000

47 Discovery Ridge Lane, SW - Gorgeous location, steps to Griffiths Woods Park. 2100+ SF walkout bungalow w/ loft. Bright, open plan w/ maple hrdwd & granite counters. Perfect yard for entertaining w/ large paving stone patio, outdoor wood-burning f/p & built-in BBQ!



Patterson, \$925,000

55 Patrick View, SW - On the ridge with spectacular view of city & river! 2900 SF + dev'd walkout, total of 4300+ SF, 4 bdrms/4 baths, beautiful curved stairway, high ceilings, and attention wine-lovers, this home has an amazing 17 x 13-ft wine cellar w/ built-ins!



Cougar Ridge Estates, \$950,000

78 Coulee View, SW - Luxurious family home with over 4400 SF dev'd living space. Deluxe finishings include 10' ceilings, millwork, rich hardwood and tile flooring. Stunning gourmet kitchen with premium appliances. Short commute to DT an West Hills amenities.



The Slopes, \$1,195,000

29 Slopes Road, SW - Stunning panoramic mountain views are yours in the gated community of The Slopes! Bright open-planned bungalow with w/out. Over 4100 SF of dev'd living space. Professionally landscaped yard. Beautiful gourmet's kitchen with granite and premium appliances.



Aspen, \$1,350,000

9 Aspen Meadows Park, SW - 3015 SF + developed walkout, fabulous south backyard perfect for outdoor entertaining w/ deluxe built-in BBQ, granite topped bar + outdoor fireplace! 3 + 2 bedrooms, 4 bathrooms, master ensuite w heated floors & fireplace, media room, family room w/ wet bar.



Elbow Valley, \$1,475,000

23 Wolfwillow Lane - Beautiful 2933 SF 2-storey with dev'd walkout on a 2 Acre (+/-) lot in prestigious Elbow Valley. Gourmet's kitchen with glass mosaic backsplash & premium stainless appliances. Enjoy the view from all 3 levels on the upper decks or the walkout patio.



Wentworth, \$1,645,000

15 Westpark Place, SW - Best location, backing onto the pond in the estates, 3365 SF + developed walkout, 2+2 bedrooms, den, loft, bonus room, 2 laundry rooms, outdoor fireplace, huge 82' wide lot, south exposure, walkout with media room, wet bar & game rm.



Aspen Estates, \$1,795,000

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.



Springbank Hill, \$1,995,000

35 Elmont Drive, SW - A truly amazing home on a huge 83 x 175' lot with city & valley views! 5152 SF 2-storey w/ walkout basement, 4 bdrms each w/ ensuite & walk-in, grand foyer, den, sun room, huge kitchen, 4 fireplaces, master w/ large dressing room + sitting room & private deck. The best of everything!



SOLD - to my buyer

Stonepine, \$3,495,000

16 Granite Ridge - A Mission Homes masterpiece, very exclusive gated community in a natural setting, truly elegant & stunning 2657 SF bungalow + dev'd walkout bsmt, refined design & finishing, extensive use of stone, rich wood, ceiling details, 1+ 3 bdrms, wine cellar, den & triple garage.