

# samcorea

## Discovery Ridge, \$419,900



### #519, 20 Discovery Ridge Cl. SW

Penthouse suite in the fabulous "Wedgewoods", a spectacular Canmore style setting, nestled into Griffiths Woods Park. 1100 sf 2 bedroom/2 bath condo with African Mahogany & Italian tile floor, high-end appliances, tranquil park views.

## Spruce Cliff, \$399,900



### 55 Spruce Place

2 incredible new condo suites, both with double indoor parking, \$399,000 and \$475,000, both with 2 indoor parking spots, fabulous value! Sweeping views overlooking the golf course/city lights or the Rockies, 2 bdrm/2 bath, gym, pool, hot-tub.

## Strathcona, \$610,000



### 107 Weston Manor, SW

Terrific value, 3 bedroom family home, on quiet street, steps to park & playground. Upgraded 2034 sf home w/ "estate Pkg" finishings, hardwood flr, maple kitchen w/ island/eating bar, bonus room, master suite w/ his & hers walk-in closets.

## Discovery, \$559,000



### #302, 10 Discovery Ridge Hill SW

Stylish, spacious townhouse, double garage, 1700+ sf of luxurious living space, kit w/ granite counters, 3 bedrooms/3 baths, convenient location steps to coffee shop, wine & convenience stores, but siding onto tranquil greenbelt.

## Montreaux, \$649,000



### 191 St Moritz Drive, SW

Beautiful new Montreaux home, almost 2000 sf + developed basement, open plan, island kitchen w/deep toned maple cabinets, hardwood floors, Great rm w/ fireplace, 3 bedrooms & den, basement dev'd w/ 4th bedroom, bath & family room.

## Springbank Hill, \$675,000



### 14 Springbluff Blvd. SW

Stylish 2 storey with developed walkout basement & views overlooking the neighborhood! Open plan, island kitchen, hardwood & travertine tile floors, 3 bedrooms & den, walkout w/ family/media room w/entertainment centre f/p, wet bar, 4th bdrm & full bath, total of almost 3000 sf of chic living space!

## Discovery Ridge, \$849,000



### 1 Discovery Ridge Link, SW

Unique, upgraded 2 storey, travertine tile floors, stone raised bowl sinks throughout, kitchen with upgraded stainless steel appliances & honed slate counters, vaulted master bedroom, ensuite with jet tub & waterfall faucet, 3 bedrooms & den.

## Garrison Woods, \$1,050,000



### 188 Somme Manor, SW

A very special home, 2-storey with developed basement & attached rear garage with "Garage Utopia" built-ins, professional style home theatre, 2 bedrooms, his & hers dens, kitchen w/ granite counters, exotic hardwood floors, home gym & bar.

## Water-front, \$2,500,000



### 142 Emerald Bay Drive

2.35 acres directly onto the Bears paw reservoir, spectacular 3700 sf bungalow + dev'd walkout, over 7200 sf of luxury, 4 car garage, 4 master bedrooms, circular drive w/ fountain, walking distance to golf course & boat launch, 8 min. to city limits.

Marketing your home for all it's worth.™

## Strathcona \$1,995,000

63 Strathridge Gardens, SW

*Spectacular home & location, huge pie lot (over 8000 sq. ft.) backing ravine, 3700 square feet 2-storey with developed walkout basement (5400+ sq. ft. of living space) & heated triple garage.*

There are 4 bedrooms & 4 baths. This sleek urban executive home looks out over a spectacular ravine and is designed with entertaining in mind. Soaring windows flood the house with natural light (southwest exposure) & bring the outdoors in. From the impressive foyer, double French doors lead to a stunning living room with clean lines. Across the hall the elegant formal dining room features a curved wall & contemporary glass block elements.

The family room is breath-taking with a window-wall framing the expansive ravine views. A gas fireplace is featured on a stylish curved wall. The gleaming custom kitchen is a connoisseur's dream with large centre island, raised eating bar, top-of-the-line appliances including Sub-Zero fridge & industrial style gas range & hood fan, A sun-drenched breakfast nook opens to an expansive deck. The owner's suite has a bayed window sitting

area to enjoy the views & a well appointed 6-piece unsuited with heated floors. The walkout basement is developed with a large games room, family room, exercise room & wine cellar. Situated on one of the most desirable streets on the Westside, this home is close to services, schools and a quick commute to downtown. Call for your private viewing today.



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