

# Yes.

**Sam gets really excited about making great deals.**

Selling or buying property – he helps homeowners get thrilling results.

For a seriously successful – and enjoyable – home sale or purchase, Sam's your man.



**Cougar Ridge \$525,000 • 3 Cougar Ridge Link SW**



Double attached & oversized double detached garage + RV parking! 2100+ sq ft of dev'd living space on a large lot right across the street from a park. Slate & hardwood floors, great room w/ 2-storey vaulted ceiling, 5 pc jet-tub ensuite, West rear yard!

**Cougar Ridge \$539,000 • 128 Cougartown Close SW**



Situated on a quiet crescent with 1800+ sq ft and developed basement. Island-style kitchen boasting plenty of storage in rich cherry cabinetry. Sprawling bonus room upstairs, dramatic corner gas fireplace, sitting area & wet bar in full basement.

**Discovery Ridge \$639,000 • 28 Discovery Ridge Lane SW**



Backing onto a treed grove & offering nearly 2700 sq ft of dev'd living space including walk-out level. Vaulted ceilings, wrap-around kitchen w/ granite brkfst bar & stainless appliances. Master overlooks parkspace & feat. 5 pc ensuite with walk-in closet.

**Aspen Woods \$725,000 • 34 Aspen Stone Crescent SW**



Backing onto a park with walking path & tot-lot this exquisite, executive home boasts an incredible landscaped yard (over \$70,000)! 2390 sq ft, with hardwood floors, sprawling living space, granite counters, 2-sided fireplace & vaulted family room.

**Killarney \$739,000 • 3018 – 27th Street SW**



New executive attached home with dev'd bsmnt & double detached garage. 2800+ sq ft with granite counters, Grohe fixtures & vaulted master suite w/ rain shower! 3 bedrooms upstairs & dev'd basement with wet bar, games room & 4th bedroom!

**Sunalta \$749,000 • 1728 – 14th Avenue SW**



Walk to work! This stunningly renovated inner-city home is across the street from tennis courts & a park. Oversized double detached garage & parking pad, vaulted master w/ private loft & rooftop patio! 2583 sq ft, 3 bedroom + guest suite & den.



## Fortress Rise \$1,995,000 4 Fortress Rise SW

5472 sq ft of developed living space: 3 + 1 bedroom's, 4.5 baths, gleaming hardwood floors, granite counters & professional stainless steel appliances. Luxurious master suite boasts a programmable jet steam shower & Kohler air-tub. Daylight basement is host to a wet bar, home gym with steam shower & the ultimate home theatre. 3 car garage!

### Signal Hill \$799,000 • 101 Sienna Park Gardens SW



Stunning 5 bedroom home offering over 2600 sq ft plus developed walkout sitting atop Sienna Hill with sweeping views! Vaulted living room with 2-sided fireplace. Master suite boasts views, huge walk-in closet with & jet-tub ensuite.

### West Springs \$799,000 • 27 Westpark Crescent SW



Large 2-storey on a beautiful street in desirable West Springs! 2767 sq ft with 3 bdrms, spacious bonus room, main floor den with built-in's, formal dining room, hardwood floors, granite counters, island kitchen, curved staircase, master w/ jetted tub.

## West Springs \$825,000 • 6 West Cedar Place SW



Executive home in West Springs with beautiful finishings & fabulous curb appeal. Over 3400 sq ft, 4 + 1 bdrms, jetted shower & jet-tub in master, premium S/S appliances & granite counters in kitchen, main-floor laundry & masterfully dev'd bsmt!

## Discovery Ridge \$1,100,000 • 2 Discovery Ridge Manor SW



French Country home backing linear park! 2788 + 568 sq ft: hickory hardwood, solid ash doors & Douglas fir beams. Site-built Walnut cabinets, granite counters, butler's pantry w/ wet bar & pro appliances. Oversized dbl garage w/ in-floor heat.

## Discovery Ridge \$1,450,000 • 30 Discovery Vista Point SW



Panoramic views! Griffiths Woods & the Rockies can be seen from nearly every room of this new 3194 sq ft 4 bdrm home situated atop the ridge in Discovery. Granite counters, stainless appliances, hardwood floors, huge master & walk-out bsmt!

## Elbow Valley \$1,650,000 • 223 Winding River Point SW



Backing onto greenspace & boasting 5509 sq ft with dev'd walkout & 4 + 1 bdrms! Hardwood floors, huge kitchen w/ granite & premium appliances, master ensuite w/ steam shower & jet-tub. Fully equipped media room in bsmt. 3 car garage. 7 tv's incl.

## Elbow Valley \$2,000,000 • 108 Elbow Ridge Bluffs



Backing onto a green area with stunning mountain views, incredible 7294 sq ft with developed walkout bsmt. 7 bedrooms all with ensuites. Master with wet bar, laundry, jetted steam shower & jet-tub. Elevator, gym & custom finished & heated 4 car garage.

