

# 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.



## West Springs \$539,000 • 54 West Springs Road SW



1880 s.f.+ recently developed walk-out basement, new carpet & new paint! This 3 bedroom family home boasts hardwood floors, spacious vaulted bonus room, fireplace in great room, large walk-in closet & luxurious jet tub ensuite in master!

## West Springs \$585,000 • 254 West Ranch Place SW



2183 s.f.+ developed basement! Over \$50,000 put into the lower level of this beautiful home. Situated on a large pie-shaped lot, close to downtown with hardwood floors, 3 + 1 bedrooms, CAT-5 wiring & surround sound speaker wiring!

## Killarney \$598,000 • 2408, 27th Street SW



Minutes to downtown this beautiful 3 + 1 bedroom with fully developed basement has it all! Black pearl granite & walk-in pantry in the kitchen, master ensuite with jacuzzi tub, heated slate flooring, wood burning f/p & cathedral ceilings! 1596 + 708 s.f.!

## Patterson \$625,000 • 107 Patterson Boulevard SW



Beautifully updated 4 + 1 bedroom, family home with 3000+ s.f. of developed living space! Hardwood floors throughout, granite counters, master retreat with jet tub ensuite! Media room, 5th bedroom, full bath & flex space in developed basement!

## Altadore \$649,000 • 2047, 49th Avenue SW



1673 s.f. 3 bedroom, 3 bath 2-storey boasting hardwood floors, granite counters & stainless steel appliances in kitchen, flat-surface ceilings, elegantly curved staircase in foyer & south facing back yard! Chic, modern & minutes to downtown!

## Aspen Woods \$675,000 • 84 Aspen Stone Road SW



2361 s.f. with gleaming hardwood floors, open formal dining room, gourmet kitchen with granite counters, large centre island & spacious breakfast nook & tons of storage. Master boasts his & her walk-in closets & 5 piece ensuite!



**Elbow Park \$2,195,000**  
**130 Garden Crescent SW**

Architecturally designed, an exquisite renovation. Fabulous downtown retreat in tranquil location backing ravine, steps to Elbow River & Glencoe Club. Features dual master suites, amazing kitchen, beautifully appointed wine cellar & media room.

**Elbow Valley \$675,000 • 15 Bent Tree Place**



1583 + 1370 s.f. villa on a quiet cul-de-sac backing a green space & fronting a park! 1 + 2 bdrm & den, formal dining, hardwood floors, blue-pearl granite counters & jet-tub ens. in master! Stamped concrete drive, beautifully dev'd basement w/ full-size windows.

**Strathcona Park \$675,000 • 55 Stratton Crescent SW**



Location, location: City views, South backyard, across from the ravine + siding treed green space! 2223 s.f., tastefully renovated, 3 bdrms, jetted tub in master ensuite, jack n' jill ensuite, wood burning f/p, hardwood floors & granite counters in kitchen!

**Killarney \$795,000 • 3018, 27th Street SW**



New home! Executive attached home with developed basement & double garage. 2800+ s.f. with granite counters, Grohe fixtures, vaulted master & rain shower! 3 bedrooms upstairs & developed basement with wet bar, games room & 4th bedroom!

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



Executive home in West Springs with beautiful finishings & fabulous curb appeal! Over 3400 s.f., 4 + 1 bdrms, jetted shower & jet-tub in mstr, premium stainless steel appliances & granite counters in kitchen, main-floor laundry & masterfully dev'd basement!

**Discovery Ridge \$1,450,000 • 31 Discovery Drive SW**



On the ridge, overlooking the valley & pond, panoramic views from most rooms. A very rare find, this home has an elevator! Tastefully decorated, high-end finishes, airy & open plan, soaring ceilings & windows, 2750 s.f. + dev'd walkout, 3+1 bdrms & den, 3 f/p's.

**Shaganappi \$1,475,000 • 1724, 24A Street SW**



Just a few minutes to downtown & situated on an extra wide 40' x 125' lot, this luxurious 2541 s.f. 3 + 1 bdrm home boasts: Developed basement, 3 storey spiral staircase, 25' x 15' 2 tiered media room, over-sized triple garage & just steps from off leash park!

**Discovery Ridge \$1,495,000 • 30 Discovery Vista Point SW**



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

