

### Springbank Hill \$299,000



#### 50 Spring View, SW

Bright & well kept 2 storey on cul-de-sac with landscaped south backyard! This 1900' 2 st. offers 3 BR + large upper Bonus Rm w/ bay window. Open plan w/ Great Room w/ corner fireplace, formal Dining Rm, island kitchen, ceramic flooring, patio doors open to huge 2 tiered deck. Developed basement w/ Rec Rm, room for 2 BR & lots of storage.

### Strathcona Park \$339,000



#### 195 Strathaven Circle SW

Backing onto a park! Just steps to elementary schools on a quiet street w/ mature landscaping. This 2400 sf 2 st has a fully dev'd bsm, 4 upper BR, main flr den, extensive hardwood thru main flr, vaulted Family Rm, euro kitchen w/ big island, sunny west backyard!

### Springborough \$449,000



#### 157 Springborough Green SW

New construction, sun filled 2406 sf 2 stry in no-thru cul-de-sac near West Side Rec Centre & area shopping + a quick commute to DTI! Beautiful Great Rm plan w/ Brazilian Cherry floors, maple kitch., granite counters, arch topped built-ins, 3 BR + large, open Bonus Room.

### Patterson \$875,000



#### 14 Patterson Close, SW

Superb location, city views & park-like setting both in back & front! This 3627' 2 stry (+ fully dev'd walkout) backs into the naturally treed ravine & fronts a large treed island. Grand sweeping staircase with custom iron spindles, high ceilings, large formal rooms for entertaining, high windows to enjoy the views, 4+2 Br & den, incredible perennial gardens!

### The Slopes, \$995,000



#### 86 Slopes Point

Must see spectacular Elbow River Valley & Mountain views from both levels of this hillside bungalow! 2585 s.f. on the main floor + dev'd walkout basement for a total of 4400 s.f. with 5 bedrooms, open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, games room & media room, 20' long front deck with Plexiglas, triple underdrive garage.

### The Hamptons \$525,000



#### 4642 Hamptons Way, NW

What a location, this 2380 s.f. 2 storey with fully developed walkout basement on a lot that is both backing & fronting onto the golf course! Offering 3180 s.f. of living space with 4+1 BR and den and featuring 2 storey height ceilings & beautiful built-ins in family room, formal LR & DR, island kitchen w/ stainless steel appliances & granite counters!

### South Calgary, \$589,000



#### 1940 - 31 Avenue, SW

New 2 storey in trendy Marda Loop! Top quality materials & attention to detail, Brazilian Cherry hardwood, cornice mouldings, soft-line corners, lacquered millwork, cherry cabinetry, granite countertops & vanities, 2 fireplaces including one in the master bedroom/bathroom, high ceilings, finished basement, open plan, 2+1 BR, lovely landscaping, dbl. garage.

### Christie Estates \$599,000



#### 204 Christie Knoll Point SW

Gracious & elegant 2675 sf 2 stry w/ Georgian styling & full brick exterior-ideal for entertaining in a grand style or for a lg family. Upgraded w/ hardwood floors, granite counters, cornice mouldings, designer paint, wide California shutters. 4+2 BR, formal & fabulous!

### Bearspaw \$995,000



#### 12 Woodland Rise

4.5 acre lot with fantastic landscaping featuring ponds, waterfall, extensive patios, camp-fire area, children's playground, mature trees, barn & fenced livestock pens! Huge ranch style home offering 3836 s.f.. up + fully developed walkout for a total of almost 7000 s.f. of living space w/ 7 BR + loft/office with high ceilings & windows, master suite w/ private deck & hot tub, oversized triple garage

### Elbow Valley, \$995,000



#### 23 Snowberry Gate

Spectacular tudor style 2 storey offering over 4400 s.f. of living space plus fully developed basement for a total of almost 5800 s.f. of elegant living space. Circular foyer with sweeping open staircase & turret ceiling, formal Living rm & dining rm w/ coffered ceiling, hardwood flrs, fabulous kitchen w/ 9' long island, semi-circular nook opening to large west backyard, 4 BR + den & 30' long bonus room.

### Discovery Ridge \$599,000



#### 86 Discovery Ridge Boulevard SW

Distinctive "uptown" contemporary elegance & clean-lined design set this home apart from the others! This walkout bungalow offers almost 2700' of sophisticated space w/ rich hardwood floors, granite counters, built-ins, 2 BR+Den, Backing south onto treed greenbelt!

### Patterson \$659,000



#### 88 Patterson Drive SW

1/3 of an acre lot on the escarpment w/ unobstructed & panoramic river valley views! This 3180' 2 storey has 4 upper BR + fully dev'd walkout bsmt w/ nanny suite. Enjoy superb views from the huge kitchen & deck, family Rm & spacious master BR w/ fireplace.

### Springborough \$675,000



#### 102 Springborough Green, SW

Backing treed greenbelt, panoramic mountain views; This new home is in a beautiful setting to enjoy the fall colors and snow capped peaks! 2558' + dev'd walkout for a total of 3695' w/ hardwood floors/stairs, high ceilings, very open main floor w/ den, maple & granite kitchen, 3 upper Br incl. Master suite w/ sitting Rm, Walkout dev. offers 4th BR, den + games Rm.

### Elbow Valley \$1,090,000



#### 283 Snowberry Circle

Backing onto the lake at Heritage Pointe, never occupied former showhome this 3373 s.f. bungalow w/ dev'd walkout gives you nearly 5000' of living space with oversized triple garage and your own private dock! Elegant French Country style w/ rich woodwork, high ceilings & windows, ornate cornice mouldings, built-ins, media room, bonus room, 3 BR.

### Heritage Pointe \$1,250,000



#### 20 Heritage Lake Boulevard

Backing onto the lake at Heritage Pointe, never occupied former showhome this 3373 s.f. bungalow w/ dev'd walkout gives you nearly 5000' of living space with oversized triple garage and your own private dock! Elegant French Country style w/ rich woodwork, high ceilings & windows, ornate cornice mouldings, built-ins, media room, bonus room, 3 BR.

### The Summit \$750,000



#### 3080 Signal Hill Drive, SW

Wow, you won't believe the breath-taking, panoramic views from both levels of this stunning walkout bungalow! Set on the hill in "The Summit" on a huge lot (13' x 131') and offering 2254' on the main floor +1557' developed in the walkout & featuring high & coffered ceilings, etched glass, hardwood floors, built-ins, curved stairway, media Rm, 3 BR + den.

### Spring Valley Estates \$829,000



#### 3371 77 Street, SW

On the ridge w/ superb mountain & countryside views! Prestigious Spring Valley surrounded by million dollar homes, this 3530 s.f. 2 storey has a 4 car garage, partially developed walkout basement, air conditioning, in-floor heat in bathrooms & walkout, granite countertops & vanities.

### Lynx Ridge \$875,000



#### 106 Lynx Meadows Drive

Live on the golf course! This 2498 sf bungalow with fully developed walkout basement both sides & back the golf course and offers a total of 5 BR, den & media room along with it's own sport court (tennis or Basketball) in the backyard! Former showhome, never occupied, incredible!

### Bearspaw \$1,275,000



#### 7 Cheyenne Meadows Way

Church Ranches, 3.4 acres. This 4542 s.f. 2 storey features grand foyer w/ sweeping limestone staircase, huge central great room, elegant dining room, beautiful library, heated limestone flooring, gourmet kitchen w/ antiques & ivory cabinetry, butler's pantry, main floor master suite w/ unsurpassed ensuite, 3 upper BR incl. one in it's own private wing, fully developed walkout, over 7200 s.f. developed!

### Stone Pine \$2,750,000



#### 43 Granite Ridge

Spectacular walkout bung. 6000+ s.f. of total dev. on the ridge with panoramic city to Mountain views! Grand foyer with dramatic hemlock ceiling & glass window wall opening to a private deck with outdoor fireplace, library with mosaic flooring, gourmet's kitchen w/ beamed ceiling, family room w/ built-in media centre, master wing with owner's retreat area/ensuite spa. Fabulous dev'd walkout.

#### Downtown \$129,900 523 15th Avenue, SW

Large 2 bedroom/1 bath suite offers almost 1000 sq. ft. of living space, largest unit in the building. In-suite storage & laundry, off street parking, upgraded carpet, paint & countertops. Quick possession possible!

#### Sandstone \$179,900 #95, 388 Sandarac Drive, NW

Absolutely like new inside! Totally updated 1500' townhome w/ new berber carpeting, new lino, new window blinds, updated hardware and fresh neutral tone paint throughout! 3 large BR, 5 pc ensuite, backing greenbelt!

#### Patterson Lofts \$174,900 #101, 6550 Old Banff Coach Rd, SW

1151' corner unit condo, totally renovated w/ f/p, laminate wood flooring, rich maple cabinetry, white millwork, 2 BR, 2 Baths (jet tub ensuite, in suite storage & laundry, heated parking, huge (heated) 22' patio!

#### Marda Loop, \$449,000 2017-31 Avenue, SW

New 2 stry attached infill, steps from trendy Marda Loop, 1976' w/ hardwood & slate flooring, granite counters & vanities, Master BR w/ f/p, 2nd BR w/ full ensuite, double garage, south backyard, quiet street.

#### Springbank \$719,000 24152 Range Road 31A

Perfect for 2 horses! 3.88 Acres, just minutes from West Hill & DTI! A gorgeous parcel w/ panoramic mountain views, 3650' 2 stry, 5 BR+Bonus Rm, built in 1998 but designed to with a heritage style flair!

#### Bearspaw \$795,000 31189 Woodland Way

Incredible new home on 4 acres, 2471' Bungalow + fully dev'd walkout! Banff/Canmore style arts & crafts home w/ 10'-14' high ceilings, rich cherry kitchen, granite counters and vanities, 2+2 BR & den, triple garage.

#### Elbow Valley, \$795,000 3 Golden Aspen Crest

Fully dev'd walkout bung., almost 4000' + a triple attached garage! Charming open plan, vaulted Great Rm, tranquil views over the greenbelt, master BR w/ clawfoot tub + 2nd BR w/ full ensuite + 2 BR down.

#### Elbow Valley \$889,000 319 Snowberry Place

3631' 2 st. w/ triple garage, backing onto greenbelt, show-home condition, rich finishings, huge butler's pantry, fabulous laundry & sewing room, Bonus Rm, vaulted Master Suite w/ f/p, 2 more BR w/ Jack & Jill ensuite.

#### Elbow Valley \$895,000 207 Winding River Point

Huge 2 storey w/ dev'd walkout basement, almost 5500' (wkw) w/ full kitchen and separate entryway ideal for nanny or mother-in-law, 4 BR + den & bonus room, 2 steam showers, 3 stone fireplaces!

For ten years, my unique commitment to superior and far-reaching marketing has brought success for buyers and sellers of Calgary homes across all price ranges; whether your family's first home or, a larger, established property - I can help. In 2003, I was honoured to be ranked 4th in Western Canada among the 4,000 Re/Max agents.

I welcome your call.

*Sam*

870-8811

RE/MAX  
CLASSIC REALTY

www.samsluxuryhomes.com