

### Coach Hill 50+ \$189,000



#### 224 Coach Side Road, SW

Horizon Village of Coach Hill, Move in condition! Well kept bungalow in desirable complex, ideal for early retirement (50+ age restriction) this complex offers a fully equipped club house for social activities (Big screen TV, games, parties, library etc.). 1024 s.f. + developed basement, single garage, 2 + 1 Bedrooms, newer carpet, new appliances, oak kitchen, open living & dining w/ patio doors to deck/backyard.

### South Calgary \$469,000



#### 2023 - 32 Avenue, SW

Marda Loop, Stylish newer home with developed walkout basement! 1977 s.f. 2 stry + walkout, just steps to 33rd Avenue shops & close to DT, features high ceilings w/ exposed beams, ivory toned millwork, rich cherry cabinetry & built-ins, granite counters in kitchen, birch flooring thru main level, large windows, skylite, river-rock fireplace. 3+1 Bedrooms, 4 baths, stainless steel appliances, double garage.

### Springborough \$695,000



#### 106 Springborough Green, SW Sold at full price

On the ridge with spectacular & panoramic mountain & surrounding countryside views from all three levels! This 2927 s.f. 2 storey comes with a fully developed walkout basement for a total of over 4000 s.f. of living space, including 5 bedrooms & 4 bathrooms, west backyard, upper bonus room, high ceilings, cornice mouldings, maple hardwood floors & stairs, 2 wet bars, maple kitchen w/ granite counters.

### Elbow Valley \$889,000



#### 319 Snowberry Place

Stylish 3631' 2 storey family home, ideal location, quiet cul-de-sac backing on to greenbelt. Mrs. Clean lives here, it's like a show-home! 3 bedrooms, main floor den w/ built-ins, high ceilings, cornice mouldings, antiques cabinetry, granite counters/vanities, maple flrs, huge butler's pantry, fabulous laundry/sewing Rm, upper Bonus Rm, vaulted Master BR w/ fireplace, 2 more BR w/ Jack/Jill ensuite.

### Patterson \$229,000



#### 1703 Patterson View, SW

Finally, a townhouse with a big, fenced backyard! This 1538 s.f. 2 storey offers a fully finished basement, single garage & private, fenced pie lot with large deck and sunny west exposure. Features hardwood floors thru main level, soaring 2 stry height ceiling & fireplace in Living Rm, Dining Rm w/ double French doors opening to backyard, white kitchen, 2 upper BR + open loft, dev'd bsmt w/ Games Rm & den. Stylish!

### Discovery Ridge \$515,000



#### 12 Discovery Ridge Rise, SW

Superb location, fronting park & backing greenbelt/walkway! Contemporary, stylish, like new, 2540' 2 stry, bright, open & airy w/ high ceilings, luxurious heated limestone flooring through main level, maple kitch w/ huge island, granite ctrs, walk-thru pantry from garage, lovely views to Griffiths Woods Pk, 3 upper BR (2 with ensuite) + huge bonus Rm w/ N & S views, walkout ready for development.

### Elbow Valley \$749,000



#### 60 Fisherman's Landing

Spectacular location, quiet cul-de-sac, backing onto greenbelt & creek w/ view to pond! 2375 s.f. + dev'd walkout, 3588 s.f. in total, main floor master bedroom, Great Room w/ vaulted ceilings, hardwood floors, cherry cabinetry & built-ins, French doors, in-floor heating in walkout dev'd w/ huge family room w/ central wet bar, billiard Rm & Wine Rm. Fabulous perennial landscaping, total 3 BR+den, 4 baths.

### Elbow Valley \$995,000



#### 23 Snowberry Place

Spectacular Tudor style 2 storey offering over 4400 s.f. of luxurious living space + fully dev'd basement (almost 5800 s.f. in total). Features circular foyer with sweeping open staircase & turret ceiling, formal living & dining rooms w/ coffered ceiling, hardwood flooring, incredible kitchen w/ 9 foot long island, semi-circular breakfast nook opening out to large west backyard. 4 BR + 30 foot long bonus room.

### Erlton 5th Floor \$259,000



#### 505, 60 - 24th Avenue, SW

Prestigious River Grande Estates! Open planned, immaculately kept top floor unit w/ east balcony & views, 1150 s.f. w/ 2 bedrooms, 2 full baths, high bordered ceilings w/ cornice moulding, white millwork, maple cabinetry, island/raised lunch bar, granite counters, stainless steel appliances, f/p, laminate wood & ceramic flooring, master BR w/ 5 piece ensuite, ensuite laundry/storage, 1 heated underground parking stall.

### Knob Hill \$539,000



#### 2029 20 Avenue, SW

City views! This new home is ideally located on the hill overlooking downtown and offers city views from the front veranda and master suite! 2127 s.f. including basement development, executive attached home with double underdrive garage, sunny & fenced south backyard, 3 BR, African Cherry hardwood, slate tiles, island kitchen w/ granite counters, stainless steel appliances, French doors, New Home Warranty.

### Signal Hill \$750,000



#### 3080 Signal Hill Drive, SW Listed and sold to my buyer

You must see the breath-taking, panoramic mountain & valley views from both levels of this stunning walkout bungalow! Set high on the hill in "The Summit" near Battalion Park on a huge lot (73' x 131') and offering 2354 s.f. on the main level + 1557 s.f. developed in the walkout this home features high & coffered ceilings, etched glass, hardwood floors, extensive built-ins, dramatic curved stairway, 3 BR & den.

### The Slopes \$995,000



#### 86 Slopes Point

Spectacular Rocky Mountain views from both levels of this nearly completed hillside bungalow (still time to pick your own colors and move in this spring). Located in an exclusive gated community, 2585' + dev'd walkout basement w/ a total of 4 BR, open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, lower media room, huge 20' long front deck w/ Plexiglas surround.

### Strathcona \$389,000



#### 24 Strathlea Close, SW

Desirable new Spring Haven, close to shopping, West side Rec Centre & a fast commute to DT! 2302 s.f. 3 BR + Bonus Rm 2 stry offers high ceilings, taupe millwork, raised panel doors, classic cornice mouldings, rich cherry cabinetry, slate tiled fireplace, maple flooring, maple & iron staircase, maple kitchen w/ island, walk-in pantry, large informal Dining Rm, den. Smart wired for phone & computer networking.

### Sienna Park \$599,000



#### 42 Sienna Ridge Landing, SW

Perfect home for a young family! Quiet cul-de-sac, backing onto a greenbelt, one block away from the elementary school and backing to the skating rink! 2574 s.f. 2 storey, pie lot, 4 upper bedrooms, main floor den, partially dev'd walkout & wonderful mountain views. Features hardwood flrs, high ceilings w/ cornice mouldings, formal living & dining Rms + main floor family Rm, master BR w/ sitting Rm & steam shower ensuite.

### Elbow Valley \$849,000



#### 43 Sweetwater Place

Attention to detail, elegant, furniture-quality built-ins, rich walnut woodwork, antique cabinetry, granite counters, tumbled stone backsplashes, top grade fixtures throughout and a fantastic location make this home a must see! 3076' 2 stry w/ main flr master suite, two upper BR w/ ensuite, huge home office over garage, walkout basement dev'd w/ full nanny suite, fantastic dog kennel w/ shower, oversized triple garage.

### Bearspaw \$1,275,000



#### 7 Cheyenne Meadows Way

Church Ranches, 3.4 acres. This 4542 s. f. 2 storey features a grand foyer with sweeping limestone staircase, huge central great room, elegant dining room, main floor library, heated limestone flooring, gourmet kitchen w/ antique & ivory cabinetry, butler's pantry, main floor master suite + upper level w/ 3 more Bedrooms including one in it's own wing. Fully developed walkout, a total of over 7200 s. f.

### Knob Hill New \$439,000



#### 2309 22 Avenue, SW

Beautifully constructed new home with double garage, dev'd basement, south backyard, close to park, Children's Hospital & DT. 2 stry w/ dev'd bsmt, almost 2200' of living space w/ 3 BR upstairs + 1 down, 4 baths, African Cherry hardwood flooring thru main lv, numerous French doors, slate tiles, south facing kitchen w/ granite counters, island & telephone desk, a rich blend of contemporary and traditional!

### Springborough \$649,000



#### 102 Springborough Green, SW

Superb location, quiet location, backing treed greenbelt with panoramic mountain views; New home, 2558' + fully dev'd walkout for a total 3695' developed. Extensive hardwood floors & hardwood stair treads, high ceilings, open plan w/ den, maple & granite kitchen, 3+1 bedrooms incl. Master suite w/ sitting Rm to enjoy the views, walkout development offers 4th Bedroom, den, full bath + large games Rm.

### Patterson \$839,000



#### 14 Patterson Close, SW

Prestigious address and ideal location backing onto a treed ravine & fronting a large park! Elegant 3627' 2 stry w/ fully dev'd wkout, over 5100' of exquisite living space, perfect for a growing family or for entertaining, w/ grand formal rooms, soaring ceilings, beautiful wrought iron curved stairway, 6 bedrooms in total, main floor den w/ built-ins, spectacular pie lot with incredible perennial landscaping, patios, city views, triple garage.

### Mount Royal \$1,390,000



#### 2918 Montcalm Crescent, SW

Spectacular home with over \$500,000 recent renovations top to bottom w/ original character of this superb 3000 s.f. 2 storey maintained! All new mechanical systems, new windows custom manufactured to match the original windows, original etched glass doors, fabulous new kitchen & bathrooms (heated floors, multi heads & steam shower). Big mud-room, main floor family room, 4 upper BR, fully dev'd bsmt.

### Bridgeland/Regal TC \$449,000



#### 610 - 5 Avenue, NE

Incredible, unobstructed, panoramic downtown views! Set high on the hill, in a quiet cul-de-sac fronting a greenbelt this 2 stry townhouse offers over 2000 s.f. of luxurious living space, 3 bedrooms, oversized double garage, high ceilings, cornice mouldings, open maple & iron staircase, 2 f/p, maple & granite kitchen, birch flooring, large windows & 2 decks w/ Plexiglas surround to enjoy the views. Spectacular!!!

### Springbank 2 acres \$675,000



#### 115 Alandale Place

Terrific location, close to the city & minutes to school & arena! This formal plan 2620 s.f. 2 storey w/ oversized & heated triple garage & developed walkout basement has been updated w/ heated tile floors and oak kitchen w/ centre island & granite counters! Offers heated ceramic floors, hardwood, extensive oak built-ins, 4 BR (huge master w/ mtn views), den + library, fully dev'd walkout w/ 5th BR & bath.

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 and 2004, I was honoured to be ranked 4th in Western Canada among the 4,000 Re/Max agents.

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*Sam*

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