

SAM

SHOWCASING CALGARY'S GREAT MOVES



West Springs, \$354,900

4 West Cedar Rise, SW - End unit, perfect for a young family or room-mates! Spacious 1639 SF 2-storey townhouse with double garage, 3 bedrooms (incl. oversized 16'x15' master bdrm w/ private south balcony), huge kitchen & eating area, \$216/month condo fee.



Patterson, \$475,000

337 Patina Court, SW - Beautiful quality villa, nothing to do but move in & enjoy! Everything incl. heat in the condo fee (\$513/mo), 1374 SF bungalow + finished basement, double garage, granite counters in kitchen & bathrooms, gas range, 2+1 bdrms, 3 full baths.



Signal Hill, \$475,000

5722 Signal Hill View, SW - 1730 SF 3 bdrm bungalow w/ wonderful city views, heavily treed corner lot, walking distance to shopping centre, island kitchen, formal dining room w/ views, vaulted ceilings, upgraded maple hardwood & travertine tiles. Quick possession!



Hawkwood, \$539,000

56 Hawkford Crescent, NW - Renovated & backing onto a green-space! Recently renovated 3 bdrm, 2083 SF 2-storey + fully developed basement, granite counters & stainless steel appliances in island kitchen, games/media room w/ custom wet bar & gas fireplace.



West Springs, \$595,000

23 Weston Manor, SW - Great location, south backyard, \$80,000 just spent in amazing basement development! 2164 SF, 4 bedrooms up + basement w/ 5th bdrm, media room & bathrm. Lots of built-ins, kitchen w/ granite counters, walk-thru pantry, mud room.



Springborough, \$669,000

2 Springborough Green, SW - 1786 SF bungalow + fully dev'd bsmnt, high coffered ceilings, elaborate millwork, hand rubbed coffee-colored kitchen cabinetry, granite countertops, ample natural light, skylights, 2 bdrms + 3rd bdrm down, home theatre, professionally landscaped.



Aspen Woods, \$669,000

88 Aspen Stone Way, SW - 2642 SF 2-storey w/ 4 bedrooms upstairs, living room & formal dining room, 2-sided gas fireplace shared with family room, Island kitchen, tile floors, granite counters, main floor den, bonus room, close to schools, parks & playgrounds.



Rutland Park, \$675,000

3512 Kerrydale Road, SW - 1300 SF bungalow, completely renovated, sleek & contemporary, 2 + 1 bdrms & + wonderful sunroom, kitchen w/ glass backsplash, stainless steel appliances, concrete counters. Ensuite bath w/ multi-head shower. Dbl attached garage.



Sienna Hill/Signal Hill, \$739,000

311 Sienna Heights Hill SW - Bright, open 2-Storey with 2600 SF + dev'd basement. 4 beds & 4 baths, hrdwd, granite kitchen, SAM award-winning master ensuite with jetted tub and 3-sided gas f/p. Walking distance to Battalion Park School & close to shopping in West Hills.



Aspen, \$850,000

222 Aspen Stone Place, SW - Stylish & contemporary 2511 SF, 3 bdrm 2-storey + dev'd basement, sophisticated finishing, granite counters, deep toned woodwork, clean lines, mud-room w/ built-ins, gym w/ sport flooring, huge games room w/ wet bar.



Evergreen, \$895,000

80 Evergreen Plaza, SW - Former showhm, bungalow w/ loft + dev'd bsmt, 4000+ SF of living space, soaring ceilings, wide-plank hardwood, dream kitchen w/ built-in coffee system, oversized island and granite countertops. 2+2 bdrms, home theatre, wet bar.



Patterson, \$925,000

55 Patrick View, SW - On the ridge with spectacular view of city & river! 2900 SF + dev'd walkout, total of 4300+ SF, 4 bdrms/4 baths, beautiful curved stairway, high ceilings, and attention wine-lovers, this home has an amazing 17 x 13-ft wine cellar w/ built-ins!



Wentworth, \$1,050,000

1117 Wentworth View, SW - The location you wait for, backing ravine with pond & mtn views! Refined contemporary, fashion forward, extreme attention to detail, dramatic lighting, granite counters w/ metallic pillow tile backsplash, 2358 SF + finished basement.



Wentworth, \$1,050,000

8627 Wentworth Drive, SW - Fabulous location, backing ravine with pond, stunning backyard w/ woodburning fireplace, elegant, French Country inspired w/ antiqued cabinetry, 2537 SF home w/ dev'd basement (nanny suite), 3+2 bdrms + den.



Springbank, \$1,150,000

15 West Bluff Place - Nestled on an amazing 2-acre lot with spectacular landscaping. 2204 SF bungalow with developed walkout basement, 4 bdrms/3 baths, gleaming hardwood floors, sunny kitchen, beautiful master suite. Estate living at its finest!



Altadore, \$1,295,000

3809 - 15A Street, SW - Oversize 33x125-foot lot, detached home, south backyard, quiet street, stunning custom built, 2336 SF, upgraded throughout with built-ins, rich hardwood, extensive use of natural materials, spa-like ensuite with in-floor heat, skylights, vaulted master.



Aspen, \$1,350,000

11 Aspen Ridge Lane, SW - Exclusive enclave of homes on "the Lane", 3415 SF 2-storey + developed bsmt (5400 SF) main floor master suite, total of 8 bdrms/ 5 baths, huge kitchen, high ceilings, extensive built-ins, media room, wet bar & wine cellar with iron gate.



Wentworth, \$1,695,000

15 Westpark Place, SW - Best location, backing onto the pond in the estates, 3365 SF + developed walkout, 2+2 bedrooms, den, loft, bonus room, 2 laundry rooms, outdoor fireplace, huge 82' wide lot, south exposure, walkout with media room, wet bar & game rm.