

Strathcona \$259,900



76 Strathclair Rise, SW

2141 sq. ft. 4 level split w/ clay tile roof, set on a 50'x120' lot, nicely landscaped & with 2 tiered deck, features fresh paint throughout, all levels dev'd, 3 BR including Lg MB w/ private balcony, oak kitchen w/ bay window, liv rm w/ skylight, 3rd level walkout feat. fam rm w/ brick f/p & built-ins.

Douglasdale Estates \$279,900



56 Douglas Woods Grove, SE

Sought after cul-de-sac, 1 block to Separate Elem. school, large south bkyard, close to golf course, w/ mountain views. 1848' 3 BR 2 storey w/ dev'd bsmt, open planned family home featuring vaulted living/dining & kitchen, sunken fam rm w/ fireplace & built-ins, Lg MB w/ jet tub ensuite.

Evergreen \$359,000



62 Evergreen Manor, SW

Stunning, better than new, bungalow w/ dev'd "daylight" basement (big windows) & oversized garage! Features 16' high vaulted foyer, switchback maple stairs to bsmt, Great Rm w/ 12' high bordered ceiling, hwdwd flr, slate f/p, beautiful white kitchen, main flr. den, dev'd bsmt w/ lg Fam Rm, 2 BR + full bath.

Bearspaw \$995,000



12 Woodland Rise

Incredible country retreat, 4.52 exquisitely landscaped acres w/ ponds, waterfall, bridge & private deck w/ hot tub! Rambling 3868' bungalow w/ loft & fully dev'd walkout, 4 + 3 BR (ideal for extended family), vaulted ceiling, stone F/p, hwdwd floors, triple garage + barn.

Bearspaw \$1,190,000



7 Cheyanne Meadows Way

Incredible 2 storey 7200+' total space, 3.4acres, Dramatic, elegant southern charm w/ 10-15' ceilings, heated marble/limestone flrs, antiqued cabinetry, curved limestone stairway, main floor MB, 3 upper BR (one in it's own wing), dev'd wkout, fabulous theatre, triple garage.

Heritage Pointe \$1,250,000



20 Heritage Lake Boulevard

Superb loc'n backing lake at Heritage Pointe, 3373' bung + dev'd walkout, nearly 5000' of living space, oversz triple garage & your own private dock! Elegant French Country style w/ rich woodwork, high ceilings & windows, cornice moulding, fabulous media room, bonus room, 3 BR

Valley Ridge \$499,900



30 Valley Crest Rise, NW

Superb location, backing treed ravine w/ panoramic views! Like new, 2250' 2 storey + dev'd walkout, 3+1 BR & den, 2 storey ceiling & windows in Great Rm to enjoy the views, maple Kitch w/ granite ctr, open string steel & maple staircase, MB w/ sitting rm & dual headed glass block shower.

Discovery Ridge \$535,000



12 Discovery Ridge Rise, SW

Superb location, fronting park & backing greenbelt! Stylish, like new, 2540' 2 storey, open & airy w/ high ceilings, cozy heated limestone floors, maple kitch w/ huge island, granite ctrs, walk-thru pantry, views to Griffiths Woods Pk, 3 BR + huge bonus Rm w/ N & S views, absolutely stunning!

Bearspaw \$795,000



31189 Woodland Way

Superb new home, 4 acre parcel. This hillside bung offers 2471' on the main floor + 1534' dev'd in the wkout. Open, plan, high ceilings, rustic arts & crafts style w/ 10-14' high ceilings, rich cherry cabinetry & flrs, granite counters/vanities, 2+2 BR & den, triple attached garage, better than new!

Patterson \$525,000



309 Patterson Boulevard, SW

An incredible renovation, this kitchen is fabulous w/ rich new maple cabinetry, granite counters, restaurant style stainless steel gas range, oversized fridge & centre island/extended eating bar! 2471' 2 storey features family rm w/ maple entertainment centre, ebony hardwood floors, berber carpet, curved stairway, cornice moulding, elegant lighting & plumbing fixtures, main flr den, living rm w/ vaulted ceiling, 3 upper BR & loft, MB w/ sitting rm. Backing west onto natural greenbelt.

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

Patterson \$849,000



14 Patterson Close, SW

The ultimate street address, backing treed ravine & fronting tranquil park! Exquisite 3627' 2 storey+fully dev'd wkout, over 5100' of luxurious living space, superb hm. for entertaining w/ grand formal rooms, soaring ceilings, wrought iron curved stairway, 6 BR in total, spectacular pie lot, triple garage.

Lynx Ridge \$875,000



106 Lynx Meadows Drive

Backing/siding golf course! 2498+2060', dev'd walkout, triple garage & its own sport court (tennis or basketball). Extensive inlaid hardwd flr, island kitch w/ granite ctrs, main floor den, walkout lvl media & billiards Rms, 5 BR, 2 fireplaces, 4 baths. Immediate possession!

Elbow Valley \$889,000



319 Snowberry Place

Spectacular 3631' 2 storey backing greenbelt, like a show-home with high ceilings, cornice moulding, antiqued cabinetry, granite counters/vanities, maple flrs, huge butler's pantry, den w/ built-ins, fabulous laundry/sewing Rm, Bonus Rm, vaulted Master w/ fireplace, 2 more BR w/ Jack/Jill ens.

870-8811

www.samsluxuryhomes.com

RE/MAX[®]
CLASSIC REALTY