

Couch Hill 50+ \$189,000



224 Coach Side Road, SW.

Horizon Village of Coach Hill, well kept desirable complex, 1024 s.f. bungalow w/ single attached garage, fully developed basement, 2 + 1 Bedrooms, move in condition w/ newer carpet, new appliances, oak kitchen, open living & dining w/ patio doors to deck & backyard, complex offers fully equipped club house for social activities w/ party & games room. Immediate possession.

Copperfield \$195,000



715 Copperfield Blvd SE.

Beautiful almost new Copperfield 2 storey. 1335 s.f. with 3 bedrooms, very stylish open plan with lots of natural light, large maple kitchen with upgraded black front appliances and island with eating bar, living room with gas fireplace, 3 upper bedrooms, upgraded bathroom with corner soaker tub and glass shower enclosure. Close to walking paths. Fenced south backyard, room for a garage.

Douglasdale Estates \$279,900



56 Douglas Woods Grove, SE

Much sought after cul-de-sac in desirable Douglasdale Estates, just 1 block to Separate Elementary school and steps to the golf course! Very large south backyard, 1848 sf 3 BR 2 stry w/ dev'd bsmt for a total of 2300 sf of living space. Open floor plan with vaulted living room, dining room & oak kitchen, sunken family room w/ brick fireplace & oak built-ins, spacious master bedroom w/ jet tub ensuite.

Elbow Valley \$749,000



60 Fisherman's Landing

Perfect spot, quiet cul-de-sac, backing onto greenbelt & creek! 2375 s.f. 2 stry w/ 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. Tranquil views of Lott Creek, fabulous landscaping, 3 BR, den, 4 baths.

Elbow Valley \$849,000



43 Sweetwater Place

Designer's own home, magnificent architectural elements & fabulous location make this one a "must see"! 3076 s.f. 2 stry with developed walkout basement, triple garage, walkout developed w/ nanny suite w/ private Liv Rm/Kitch/BR & bath, there are 3 upper bedrooms, Bonus Rm, 4 baths, fabulous upgrades incl. walnut woodwork, antiqued kitchen cabinetry, granite counters, built-ins, hardwood floors, ultimate luxury!

The Slopes \$995,000



86 Slopes Point

Brand new home in a gated community offering spectacular Rocky Mountain views from both levels! This 2585 s.f. bungalow has a fully dev'd walkout basement, a total of 4 BR, 3 full baths & triple underdrive garage. Features open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, 2nd main floor BR, walkout finished w/ media room, 2 BR & bath. Huge deck w/ Plexiglas surround.

Elbow Valley \$374,000



47 Bent Tree Court,

Wonderful country villa, nothing to do but move in! 1600 sf bungalow + dev'd walkout bsmt (total 2800 sf), 1+1 BR & den, 3 baths, sophisticated decor, sunny and open plan, very stylish empty-nester residence w/ high end finishing thru-out, hardwood floors, 2 river-rock fireplaces, elegant custom window coverings, gorgeous kitchen w/ granite ctrs, care-free country living, ideal for entertaining!

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, over 2100' of living space w/ 3 BR upstairs + 1 down, 4 baths, African Cherry hardwood flooring thru main lvl, numerous French doors, slate tiles, south facing kitchen w/ granite counters, island & telephone desk, a rich blend of contemporary and traditional!

Patterson \$495,000



309 Patterson Boulevard, SW

An incredible renovation, this kitchen is amazing: deeply toned new maple cabinetry, rich granite counters, professional style stainless steel gas range & oversized fridge and nook w/ built-in granite table. 2571' 2 stry, 3 BR +main floor den, sweeping curved stairway, berber carpet & ebony stained hardwood, high ceilings cornice mouldings, extensive built-ins, MB w/ sitting Rm, West backyard, backing greenbelt.

Discovery Ridge \$515,000



12 Discovery Ridge Rise, SW

Superb location, quiet cul-de-sac, fronting onto a large park & backing a greenbelt! Contemporary, stylish, absolutely like new, 2540' 2 stry, bright, open & airy w/ high ceilings, elegant staircase & wide centre hall, luxurious heated limestone flooring throughout the main floor, rich cream toned millwork, maple kitchen w/ huge island, granite countertops, upgraded appliances & large walk-thru pantry from garage, great Rm w/ corner fireplace & window seat, lovely views to Griffiths Woods Park, 3 upper Bedrooms + huge bonus Rm w/ north & south views, walkout w/ in-floor heat ready for development, just a terrific location!

Knob Hill \$529,000



2029 20 Avenue, SW

New Home, close to downtown, 3 bedroom, 4 bath, 2 storey + dev'd bsmt, total of 2127 s.f., dev'd. Private south backyard, views overlooking the city, African Cherry hardwood & slate flooring, kitchen w/ centre island & granite counters, stainless steel appls, French doors, stairway w/ iron railings, master bdrm w/ 5 piece ensuite & Juliet balcony. Warranty, immed. poss'n.

Prominence Estates \$695,000



10 Patina Lane, SW.

Enjoy the panoramic city views including the river and the downtown skyline from this spectacular hillside bungalow on the ridge. Offering 1700 s.f. on the main level + fully dev'd walkout basement, high vaulted ceilings thru the main level, skylights, beautiful built-ins, main floor master BR & den, 2 more large BR in walkout, heated floors & heated garage. Ideal for entertaining!

Elbow Valley \$749,000



3 Golden Aspen Crest

A charming country home! 1975' bung, with fully dev'd walkout bsmt. for a total of almost 4000' of living space + triple garage! Features vaulted Great Rm w/ t/p & large windows to enjoy tranquil views over the greenbelt, master BR with clawfoot tub in ensuite, 2nd main floor bedroom w/ full ensuite & walk-in closet, walkout developed w/ 2 more BR, family/billiards room, full 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 again in 2004, i was honoured to be ranked 4th in Western Canada among the 4,000 Re/Max agents.

I welcome your call.

Sam