

### Patterson \$229,900



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!

### Erlton 5th Floor \$259,999



#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, insuite laundry/storage, 1 heated underground parking stall.

### Douglasdale Estates \$269,900



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.

### 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.

### Elbow Valley \$749,000



60 Fisherman's Landing

Wonderful location, quiet cul-de-sac, backing onto greenbelt & creek w/ view to pond! 2375 s.f. + dev'd walkout basement (3588 s.f. in total) with 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 landscaping, total 3 BR+den, 4 baths.

### 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, antiqued 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.

### 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.

### 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 lvl, numerous French doors, slate tiles, south facing kitchen w/ granite counters, island & telephone desk, a rich blend of contemporary and traditional!

### Bridgeland / Regal Terrace \$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!!!

### South Calgary \$469,000



2023 – 32 Avenue, SW

Enjoy a walking lifestyle in Marda Loop, just steps to local shops & services, minutes to downtown & close to transit! Stylish newer infill with fully developed walkout basement! 1977 s.f. 2 stry + walkout, rich décor features high ceilings w/ exposed beams, ivory toned millwork, cherry wood cabinetry & built-ins, granite counters in kitchen, birch flooring thru main level, large windows, skylite, river-rock fireplace, 3 upper bedrooms (including master w/ private balcony), 4 baths, stainless steel appliances, double garage.

### 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.

### 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.

### Sienna Park \$599,000



42 Sienna Ridge Landing, SW

Perfect home for a young family! Quiet cul-de-sac, backing 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.

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*