

### Patterson \$169,900



#### 6550 Old Banff Coach Road, SW

Spectacular 2 BR corner unit condo w/ huge, heated patio, totally redone, features laminate wood flr, rich maple kitch w/ island, upgraded appl., lots of natural light w/ high windows facing south & west, fireplace, in suite laundry, master BR w/ jet tub ensuite, u/g parking.

### Springbank Hill \$289,900



#### 50 Spring View, SW

Bright & well kept 2 stry on cul-de-sac backing off-leash dog area! This 1900' 2 st. offers 3 BR + large upper Bonus Rm w/ bay window. Open plan w/ Great Room w/ corner fireplace, formal Dining Rm, white island kitchen, extensive ceramic flooring, easy care yard. Dev'd basement.

### Strathcona Park \$339,000



#### 195 Strathaven Circle, SW

Steps to public & separate elem. schools, on a quiet cres. back'g west onto a park! 2404' 2 stry, 4+1 BR, main flr den, hardwood thru most of main floor, vaulted Family Rm, kitch w/ island & hardwood floor, formal LR & DR, basement dev'd w/ 2nd family/billiard Rm, 5th BR & full bath.

### Elbow Valley \$749,000



#### 3 Golden Aspen Crest

A charming country home! 1975' bung. w/ fully dev'd walkout bsmt. for a total of almost 4000' of living space + triple garage! Vaulted Great Rm w/ f/p & large windows to enjoy tranquil views over the greenbelt, master BR w/ clawfoot tub in ensuite + 2nd BR w/ full ensuite, 2 more BR down.

### The Summit \$750,000



#### 3080 Signal Hill Drive, SW

Breathtaking, panoramic views! Set high on the hill in "The Summit", on a huge lot (73' x 131'), this 2354'+1554' bungalow has a fully dev'd walkout and features high & coffered ceilings, etched glass, hardwood floors, extensive built-ins, central curved stairway, media Rm, 3 BR + den.

### Patterson \$849,000



#### 14 Patterson Close, SW

The ultimate Patterson address, backing treed ravine & fronting park! Exquisite 3627' + 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.

### Strathcona \$339,000



#### 62 Strathlea Crescent, SW

Best price in Spring Haven! Sure to impress w/ open plan, rich maple kitch. w/ hdwd floor, Great Rm w/ stone f/p w/ raised hearth, lg windows, formal Din Rm w/ attractive arched detail, lg Bonus Rm w/ window seat, 3 BR, dev'd bsmt w/ 4th BR, amazing landscaping front & back!

### Shaganappi \$375,000



#### 1440 28 Street, SW

Quiet street, close to DT & golf course, 2100' 2 stry, on a 50' lot, fully reno'd in 2000! Features cherry hdwd thru main flr, high ceilings, open plan, new cherry kitch w/ island, main flr den/sunroom w/ dbl French drs to the large east bkyd. 3 BR (city views) incl mstr. w/ jet tub ensuite.

### Evergreen \$359,000



#### 62 Evergreen Manor, SW

Stunning, better than new, hillside bung. w/ dev'd walkout & oversized garage! Features 16' vaulted foyer, switchback maple stairs to walkout, Great Rm w/ 12' high bordered ceiling, hdwd flr, slate f/p, gorgeous maple kitch, main flr den, dev'd walkout w/ lg Fam Rm, 2 BR + full bath.

### Richmond Hill \$284,900



#### 107 Sierra Nevada Close, SW

Quiet crescent, backing greenbelt! Nothing to do but move in! Charming 3+1 BR 2 stry + dev'd bsmt, 2100' total, offers main floor den, sunny white kitchen with lots of work space & separate phone desk, gorgeous backyard w/ heritage stone patio & maturing landscaping, large Mstr BR, bsmt dev'd w/ 4th BR w/ French doors, games/play room.

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*

### Valley Ridge \$499,900



#### 30 Valley Crest Rise, NW

Superb location, backing treed ravine w/ panoramic views! Like new, 2250' 2 stry + dev'd walkout, 3+1 BR & den, 2 stry 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 stry, 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!

### Springborough \$675,000



#### 102 Springborough Green, SW

Backing treed greenbelt, panoramic mountain views; New home, 2558' + dev'd walkout, total 3695' w/ hdwd floors/stairs, high ceilings, open plan w/ den, maple & granite kitchen, 3 BR incl. Master suite w/ sitting Rm to enjoy the views, dev'd walkout. offers 4th BR, den + large games Rm.