



523 15th Avenue, SW \$129,900
DOWNTOWN

Conveniently located main floor unit in "Sonesta House", Connaught. This spacious 2 bedroom/1 bath suite offers almost 1000 sq. ft. of living space & is the largest floor plan in the building. Features in-suite storage & laundry, off street parking, upgraded carpet, paint & countertops & is located close to trendy 17th Ave & 4th Street shops & restaurants. Quick possession possible!



6550 Old Banff Coach Rd, SW \$174,900
PATTERSON LOFTS

The biggest patio in the complex (15 x 22)! This super-spacious 1151' property is a corner unit so has large windows with both south & west exposure, high ceilings, fireplace, laminate wood & plush carpet flooring, rich maple cabinetry, white millwork, 2 BR, 2 Baths (jet tub ensuite), kitchen with moveable island, lunch bar & top-of-the-line appliances. Includes in suite storage & laundry, heated parking.



#95, 388 Sandarac Drive, NW \$179,900
SANDSTONE

Absolutely like new inside! This spacious townhome has just been updated with new berber carpeting, new lino, new window blinds, updated hardware & fresh neutral tone paint throughout! Over 1500 sq. ft. with 3 large upper bedrooms including the master suite with private balcony, 5 piece ensuite bath, walk-in closet + mirrored closet. There is a fireplace & the formal dining room opens out to a greenbelt!



86 Discovery Ridge Blvd, SW \$599,000
DISCOVERY RIDGE

Walkout bungalow with full wall of windows to enjoy the tranquil views into the south backyard, natural treed greenbelt & Griffiths Woods Environmental Reserve! This 1536 sq. ft. bungalow w/ developed walkout offers almost 2700' of development! Contemporary elegance w/ deep toned hardwood floors, clean lined built-ins & sleek Kitchen w/ granite countertops. 2 BR and den.



102 Springborough Green, SW \$675,000
SPRINGBOROUGH

Backing treed greenbelt, panoramic mountain views; This new home is in a beautiful setting to enjoy the fall colors & snow capped peaks! 2558'+ dev'd walkout for a total of 3695' w/ hardwood floors/stairs, high ceilings, very open main floor w/ den, maple & granite kitchen, 3 upper Br incl. Master suite w/ sitting Rm, Walkout dev. offers 4th BR, den + games Rm.



24152 Range Road 31A \$719,000
SPRINGBANK

3.88 Acres, just minutes from West Hills shopping & a quick commute to downtown, perfect for horse/nature lovers! A gorgeous fenced parcel w/ panoramic mountain views, 3650' 2 storey, built in 1998 but designed to reflect turn-of-the-century grandeur, 5 BR+Bonus Rm, neutral décor w/ rich hardwood floor, wainscoting, cornice moulding, French doors, wonderful country sized kitchen.



50 Spring View, SW \$299,000
SPRINGBANK HILL

Bright & well kept 2 storey on cul-de-sac with nicely landscaped south backyard! This 1900' 2 st. offers 3 BR + large upper Bonus Rm w/ bay window. It's an open plan w/ Great Room w/ corner fireplace, formal Dining Rm, white island kitchen, extensive ceramic flooring, patio doors open to huge 2 tiered deck, easy care yard. Developed basement w/ Rec Rm & lots of storage.



144 Sierra Madre Crescent, SW \$319,000
RICHMOND HILL

Backing onto a greenbelt! This 2092'2 Storey is set on a quiet crescent backing west onto a greenbelt & walking path. It's an open, Great Rm plan w/ hand plastered "tray" ceiling, gas fireplace, switchback staircase, island kitchen with rich cherry stained cabinetry, main floor den, 3 upper BR + open upper loft area, developed basement w/ family room & adjoining den or bedroom + full bathroom.



195 Strathaven Circle, SW \$339,000
STRATHCONA PARK

Just steps to public & separate elementary schools in much sought after Strathcona Pk, on a quiet crescent backing west onto a park! 2404' 2 storey, 4+1 BR, main flr den, hardwood thru most of main floor, vaulted Family Rm, European kitchen w/ island & hardwood floor, formal LR & DR, basement developed w/ 2nd family rm/billiard rm, 5th BR & full bathroom.

Luxury Homes.

Calgary Homes over \$700,000

View interior photos at www.samluxuryhomes.com



3080 Signal Hill Drive, SW \$750,000
THE SUMMIT

Wow, you won't believe the breath-taking, panoramic views from both levels of this stunning walkout bungalow! Set high on the hill in "The Summit" on a huge lot (73' x 131') & offering 2354' on the main floor + 1557' developed in the walkout & featuring high & coffered ceilings, etched glass, hardwood floors, extensive built-ins, curved stairway, media Rm, 3 BR + den.



14 Patterson Close, SW \$875,000
PATTERSON

Superb location, city views & park-like setting both in back & front! This 3627' 2 storey (+ fully dev'd walkout) backs into the naturally treed ravine & fronts a large treed island. Such an elegant home with rich finishing, grand sweeping staircase with custom iron spindles, high ceilings, large formal rooms for entertaining, high windows to enjoy the views, 4+2 Br & den, incredible perennial gardens!



319 Snowberry Place \$889,000
ELBOW VALLEY

A home any woman will appreciate! Wonderful 3631' 2 storey backing onto a greenbelt, like a show-home with high ceilings, cornice mouldings, ivory millwork, antiqued cabinetry, granite counters & vanities, maple floors, huge butler's pantry, den w/ built-ins, fabulous laundry & sewing room, Bonus Rm, vaulted Master Suite w/ fireplace shared w/ ensuite, 2 more BR w/ Jack & Jill ensuite.



4642 Hamptons Way, NW \$525,000
THE HAMPTONS

What a location, this 2380 s.f. 2 storey with fully developed walkout basement is ideally set on a lot that is both backing & fronting onto the golf course! Offering 3180 s.f. of luxurious living space with 4+1 BR & den & featuring soaring 2 storey height ceilings & beautiful built-ins in family room, formal LR & DR, island kitchen w/ stainless steel appliances & granite counters, wonderful views, shows like a dream!



30 Valley Crest Rise, NW \$535,000
VALLEY RIDGE

Superb location, on a tree lined street, backing onto a ravine with panoramic surrounding city views! This 2250 s.f. 2 storey has a fully finished walkout bsmt for a total of over 3300 s.f. with 3+1 BR & den. Features open string staircase w/ maple & steel spindles, Great Rm w/ 2 storey height ceiling & windows, island kitchen w/ granite counters, master BR w/ sitting rm & dual head glass block shower end



1940 - 31 Avenue, SW \$589,000
SOUTH CALGARY

New 2 storey in trendy Marda Loop! Finished with top quality materials & attention to detail, featuring brazilian Cherry hardwood, cornice moulding, soft-line corners, lacquered millwork, cherry cabinetry, granite countertops & vanities, 2 fireplaces including one in the master bdrm/bath, high ceilings, finished basement, open plan perfect for entertaining, 2+1 BR, lovely landscaping, dbl. garage.



86 Slopes Point \$995,000
THE SLOPES

You must see the spectacular Elbow River Valley & Rocky Mountain views from both levels of this new hillside bungalow! 2585 s.f. on the main floor + dev'd walkout bsmt for a total of 4400 s.f. with a total of 5 bdrms, open plan main floor w/ den, great room, island kitchen, master BR w/ f/p, lower games room & media room, huge 20' long front deck with Plexiglas surround, triple underdrive garage.



12 Woodland Rise \$995,000
BEARSPAW

Incredible 4.5 acre lot with fantastic landscaping featuring ponds, waterfall, extensive patios, camp-fire area, children's playground, mature trees, barn & fenced livestock pens! Huge ranch style home offering 3836 s.f.. up + fully developed walkout for a total of almost 7000 s.f. of living space w/ 7 BR + loft/office with high ceilings & windows, master suite w/ private deck & hot tub, oversized triple garage.



7 Cheyenne Meadows Way \$1,275,000
BEARSPAW

Incredible home, built in 1998 & offering over 7200 sq.ft. of living space, set on 3.4 acres, nestled into a grove of trees & 10 min. to shopping. Dramatic & elegant southern charm w/ 10-15' high ceilings, heated marble & ceramic floors, antiqued cabinetry, sweeping curved limestone stairway, main floor master suite + 3 upper BR (one in it's own wing), fully dev'd walkout, fabulous home theatre, central air, triple garage.