



48 Mission Road SW \$209,900
LIVE UP, RENT DOWN!

Excellent opportunity to live up and rent down – have someone else help pay your mortgage! Perfect revenue and holding property, this 776 sq. ft. hillside bungalow has a 1 bedroom suite downstairs and is set on a 50 x 125 foot lot with off street parking. Efficient use of space with no waste, 2 bedrooms up with living room & eat in kitchen, hardwood flooring, lots of natural light, 1 bedroom suite down with good sized living/kitchen area, shared laundry. On the bike path to downtown and close to transit!



88 Prominence View SW \$209,900
BACKING & SIDING RAVINE

The ideal location, this neat townhome is an end unit, set in a quiet cul-de-sac both backing & siding onto the ravine! Features rich oak hardwood flooring and cherry toned kitchen cabinetry and built-ins, marble faced gas fireplace, neutral toned carpeting, white raised panel doors, double turret design (turrets on both back & front of unit) with lots of windows so that natural light floods in on three sides (living room, large island kitchen, upper den & master bedroom all feature the turret with wrap around windows), 2 Bedrooms, jet tub ensuite w/ separate shower. Double underdrive (tandem) garage.



59 Scimitar View NW \$295,000
SCENIC ACRES WALKOUT VILLA

Like new! Well designed & richly appointed bi-level style attached home with lower level walkout basement. Excellent location, quiet crescent with large single family homes and siding onto a greenbelt with walking pathway system. Finishing details incl. vaulted ceilings, skylights, richly stained oak millwork, hardwood flooring, cornice mouldings, raised panel doors, oak built-ins, double sided gas fireplace, den with double French doors & built-ins, white island kitchen, 2 BR & 2 full baths, designer window coverings. Ready now, nothing to do but move in!



25036 Briarwood Drive \$695,000
BEARSPAW, 2 ACRE PARCEL

Exceptional shaker style new home set on a 2 acre lot, backing into the trees, in Bearspaw. This thoughtfully designed family home offers 4247 sq. ft. of total development including walkout basement with a total of 5 bedrooms and 2 dens. Features a large kitchen w/ white cabinets & granite counters, huge walk-in butler's pantry, hardwood floors & nook w/ wrap around windows, formal dining room w/ stepped ceiling, living room w/ 2 storey height ceilings, granite faced fireplace & tranquil view of the woods. Triple attached garage.



101 Hamptons Circle NW \$735,000
GOLF COURSE, PANORAMIC VIEWS

Beautifully designed, gently used, one owner home in desirable "Hamptons" backing onto the golf course and ravine with panoramic city & countryside views from all 3 levels! 3511 sq. ft. 2 storey + fully developed walkout basement & triple attached garage, finishing details include ivory millwork, plush carpeting, antiqued cabinetry, granite countertops, maple built-ins, open string curved stairway, main floor den, huge gourmet kitchen, a total of 5 bedrooms (3 w/ full ensuite bathrooms) and master suite with 2 walk-in closets, huge bow window to enjoy views.



3371 - 77 Street SW \$829,000
SPRING VALLEY ESTATES, NEW

Unobstructed view property! Terrific location. This 3530 sq.ft. 2 storey offers panoramic mountain & city views from both main & upper floors, has a developed walkout basement & a 4 car attached garage! Grand open design with high ceilings, large great room w/ 11' high ceilings, sweeping iron & maple staircase, extensive hardwood floors, huge windows, gourmet kitchen w/ antiqued maple cabinetry, granite counters & centre island, formal dining room, sitting room, den with stone fireplace, 3 upper bedrooms & bonus room.



144 Sierra Madre Cres. SW \$329,000
RICHMOND HILL ON GREENBELT

The Estates of Richmond Hill, terrific location, on a quiet crescent backing west onto a greenbelt with walking pathway. This 2092 sq. ft. 2 storey also has a finished basement offering an additional 585 s.f. of living space for a total of almost 2700 s.f.! It's a great room plan w/ formal dining room, large kitchen w/ centre island/eating bar, dining nook opening to deck, den with French door, upper loft overlooking foyer, huge master w/ jet tub ensuite, 2 additional BR + basement w/ games room & adjoining den/bedroom & full bathroom.



406 Garrison Square SW \$379,000
SUITE FOR COLLEGE STUDENT?

Ideally located in trendy Garrison Woods, and minutes from Mount Royal College. This 3 level 2022 sq.ft. home has an additional 600sq.ft. walkout basement w/ kitchen area, rec room, BR & cheater ensuite bath w/ jetted tub & laundry. 9ft ceilings on upper levels, hardwood flooring in the dining & living rms, large kitchen w/ white cabinets. 2 bedrooms, loft, and master w/ ensuite. Third level features an open plan studio with 11ft ceilings. Beautiful Brick exterior & double garage. Ready for immediate possession.



2856 Signal Hill Drive \$395,000
PANORAMIC VIEWS, DEV'D WALKOUT

Signal Hill. Renovated 3 bedroom 2 storey with upper bonus room and fully developed walkout basement. Set on the ridge with panoramic views to downtown this spacious 2677 sq. ft. home offers a total of over 3700 sq. ft. of living space. Upgrades include hardwood flooring throughout main floor, up to and including bonus room, newer carpeting, countertops, appliances, 2 gas fireplace inserts, air conditioning, blinds, Plexiglas deck surround and more. Walkout development includes rec room w/ granite faced f/p, wet bar, den or 4th BR & full bath.

Country Homes.

Calgary Acreages over \$700,000

View interior photos at www.samluxuryhomes.com



Spring Haven Estates \$739,000
SPRINGBANK 3.88 ACRES

Close-in acreage, as pretty a piece as you've ever seen, beautifully landscaped & fenced almost 4 acre parcel w/ 3650 sq. ft. 21/2 storey home, built in 1998, offering turn-of-the-century grandeur and welcoming country kitchen ambience! Finishing details include old fashioned sash windows, hardwood floors, cornice mouldings, extensive woodwork & wainscoting, fireplace mantles, hand plastered ceilings, off-white country kitchen & formal dining room w/ double French doors, 4 upper bedrooms (master w/ fireplace & huge private deck), fully finished 3rd floor w/ 5th bedroom and bathroom.



29 Slopes Road SW \$849,000
WALKOUT BUNG., SUPERB VIEWS

Fabulous open planned hillside bungalow on a 1/2 acre lot with panoramic Rocky mountain views from both main & walkout level! This 2241 sf home offers over 4000' of high end development with 9 & 11 foot high ceilings, cornice mouldings, rich cherry cabinetry & bookcases, granite counters & vanities, extensive hardwood & heated slate & limestone flooring and huge windows to enjoy the views. Include 2 Br on main + fully dev'd walkout includes extensive built-ins in games room, family room, huge spa-like bathroom, home office.



207 Winding River Point \$895,000
ELBOW VALLEY, SIZE "L"

Perfect for a large family, extended or blended family! This 4019 sq. ft. 2 storey has a fully finished walkout basement (for a total of over 5500 s.f.) with a separate entry and full sized gourmet kitchen, family room w/ full wall of built-ins & fireplace, bedroom, den & luxurious bathroom which makes an ideal nanny, teen or granny suite! This home offers 3 upper bedrooms & huge bonus room (4th BR?) in a separate wing. It's a great room plan w/ high ceilings, open string staircase w/ iron railings, maple kitchen w/ slate countertops, 3 stone fireplaces.



157 Springborough Green SW \$459,000
SPRINGBOROUGH, NEW HOME

New home ready for immediate possession! bright & well planned 2 storey, 2406 sq.ft. on cul-de-sac, walking distance to Westside Rec Centre! Finished w/ 9' high bordered ceilings, white millwork, maple cabinetry, granite countertops, rich brazilian cherry hardwood, foyer w/ high ceilings, open staircase, Great Rm w/ elegant arch-topped built-ins, large kitchen with stainless Steel appliances. 3 upper BR & bonus Rm.



118 discovery Ridge Blvd. SW \$549,900
TRENDY BUNGALOW ON GREENBELT

Backing into the wooded greenbelt adjacent to Griffiths Woods Environmental Reserve! This stylish hillside bungalow offers a fully developed walkout basement with a total of over 2700 sq. ft. of contemporary living space. Like the centre spread in a home & garden Magazine, this property shows beautifully. Features 10' high ceilings, floor to ceiling windows to bring the outdoors inside, smooth stone & berber carpeted floors, sleek maple cabinetry, granite countertops, ceramic tile vanity tops and stainless steel appliances.



204 Christie Knoll Point SW \$650,000
CHRISTIE ESTATES, RENOVATED

Nothing to do but move in! Located in desirable Christie Estates on a quiet street this 2675 sq. ft. two storey has been extensively renovated in the past 5 years. It's a charming home with traditional centre hall plan and spacious formal rooms. Upgrades include oak hardwood flooring, granite kitchen counters, cornice mouldings, designer paint colors and wide California shutters. Grand foyer w/ sweeping curved staircase, formal living & dining rooms, island kitchen, adjoining family room with brick fireplace and 4 large upper floor bedrooms.



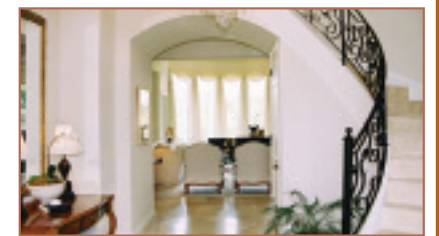
160th Street West \$975,000
CALGARY 8.3 ACRES

Spectacular home, high on the hill, with panoramic, unobstructed Rocky Mountain views from both levels! This hillside bungalow offers a total of almost 6700 sq. ft. of living space and was completed in 1998. finishing details include a mix of 9' to 20' high ceilings, grand open "split" staircase w/ iron spindles, hardwood floors, white millwork, natural wood cabinetry, granite counters, river-rock fireplaces, built-ins, a total of 4 bedrooms (all w/ ensuite), master w/ 2nd floor observatory/artist's retreat, huge media room and triple attached garage.



Elbow Valley \$1,190,000
LAKEFRONT BUNGALOW

Superb location backing onto the lake, enjoy the tranquil sound and sights of the water from either deck or dock! This 2345 sq. ft. bungalow offers a fully developed walkout basement with an additional 1780 sq.ft. of luxurious living space. The open plan includes polished limestone & cherry flooring, wrought iron railings & exposed beam ceilings. Large kitchen with cherry cabinetry, granite counters & top of the line stainless steel appliances. Plan includes den, gracious master bedroom, 3 additional bedrooms, walkout with in floor heating, wine cellar, media room/recreation room, wet bar and patio access.



7 Cheyenne Meadows Way \$1,275,000
CHURCH RANCHES, 3.4 ACRES

Truly spectacular 4542 sq. ft. 2 storey w/ fully dev'd walkout basement for a total of over 7000 sq. ft. of living space. This home offers an amazing main floor master bedroom and 3 upper bedrooms (one in it's own private wing ideal for extended family or nanny), extensive heated limestone & marble flooring, antiqued & ivory cabinetry, granite kitchen counters, numerous quality built-ins, 3 fireplaces, main floor library, dramatic formal dining room, sweeping curved stairway, walkout dev'd w/ huge media room, wine room, 5th BR & ensuite, triple attached garage.