

# SAM

# SHOWCASING CALGARY'S GREAT MOVES



### Killarney, \$339,000

#104, 1924 33 Street, SW - Ultra chic inner city living at its best! Custom designed 893 SF condo w/ unique curved cabinetry, granite countertops, gorgeous hardwood floors & stainless steel appliances. Low condo fees, 1 assigned parking space in detached garage.



### Signal Hill, \$625,000

2767 Signal Hill Drive, SW - Close to transit, shopping & parks, with city views and a gardeners dream backyard, 154-ft deep, & tiered with extensive stonework. 3 bdrms/3 baths, master bdrm enjoys amazing city views. Developed bsmt w/ games room & wet bar.



### Cougar Ridge, \$650,000

53 Coulee Park, SW - Superb family home on a quiet cul-de-sac. 2218 SF, 3 bedrooms, 3 bathrooms, granite, hardwood, 2 gas fireplaces, putting green in rear yard, located to private and public schools, close to public transit and a quick commute to DT.



### Aspen Woods, \$669,000

88 Aspen Stone Way, SW - 2642 SF 2-storey w/ 4 bedrooms upstairs, living room & formal dining room, 2-sided gas fireplace shared with family room, Island kitchen, tile floors, granite counters, main floor den, bonus room, close to schools, parks & playgrounds.



### Springhaven, \$679,000

88 Strathlea Close SW - Ideally located on a no-thru road in desirable Springhaven w/2400 SF dev'd plus professionally dev'd bsmt. 3+ 1 beds, 4 baths, hrdwd, granite, mins. from shops & amenities of West Hills, close to public & private schools & quick commute to DT.



### South Calgary, \$719,000

2020 - 28 Avenue, SW - Bright, spacious & impressive renovation! Over 2000 SF dev'd w/ attached dbl garage. Teak hrdwd, stylish concrete counters, marble bkspsh, & sunroom. Walking distance to Marda Loop shops & services & public transit & quick commute to DT.



### Sienna Hill/Signal Hill, \$739,000

311 Sienna Heights Hill SW - Bright, open 2-Storey with 2600 SF + dev'd basement. 4 beds & 4 baths, hrdwd, granite kitchen, SAM award-winning master ensuite with jetted tub and 3-sided gas f/p. Walking distance to Battalion Park School & close to shopping in West Hills.



### Elboya, \$795,000

4704 4th Street SW - A spectacularly renovated home, fully renovated, open plan, contemporary bungalow in desirable Elboya. 1156 SF + dev'd basement, 3+1 bdrms, sleek cabinets w/ stainless pulls, glass backsplash, stainless appliances & granite counters.



### Altadore, \$848,000

2048 - 47 Avenue, SW - Chic, contemporary style in this new build in desirable Altadore. Over 2600 SF dev'd, 3+1 beds & 4 baths. Fine finishings incl. hand-scraped hrdwd, Caesarstone counters, Viking appliances, vaulted ceilings & California Closets



**Patterson, \$995,000**

55 Patrick View, SW - On the ridge with spectacular view of city & river! 2900 SF + dev'd walkout, total of 4300+ SF, 4 bdrms/4 baths, beautiful curved stairway, high ceilings, and attention wine-lovers, this home has an amazing 17 x 13-ft wine cellar w/ built-ins!



**Elbow Valley, \$1,075,000**

36 Crooked Pond Green - Elegant walkout bungalow with fully developed walkout just steps from the golf course! 1926 SF bungalow, 1+2 bedrooms, beautiful finishing details including barrel vaulted & coffered ceilings, granite counters, cherry-wood cabinetry.



**Patterson, \$1,195,000**

366 Patterson Boulevard SW - Own your very own pool complete with a stunning river view! With over 2400SF dev'd plus a professionally dev'd walkout basement this is the perfect family home. 3 + 2 beds, 4 baths, hrdwd, granite, close to schools & public transit.



**Altadore, \$1,295,000**

3809 - 15A Street, SW - Absolutely stunning detached inner city home on a 35' lot. Upgraded throughout with built-ins, rich hardwood, extensive use of natural materials, spa-like ensuite with in-floor heat. Ideal for family or entertaining. Sunny South backyard.



**Aspen, \$1,395,000**

11 Aspen Ridge Lane, SW - Exclusive enclave of homes on "the Lane", 3415 SF 2-storey + developed bsmt (5400 SF) main floor master suite, total of 7 bdrms/ 5 baths, huge kitchen, high ceilings, extensive built-ins, media room, wet bar & wine cellar with iron gate.



**Aspen Woods, \$1,495,000**

28 Aspen Meadows Manor, SW - Brand new, stunning 6 bedroom, 6 bath, estate home w/ 5500+ SF of dev'd living space. Hrdwd, granite, spa-inspired master ensuite, triple garage. Located on quiet cul-de-sac close to private schools & the amenities of West Hills & Aspen.



**Discovery Ridge, \$1,695,000**

60 Discovery Valley Cove, SW - Backing into trees in gated enclave. Walkout bungalow, 4200+ SF of exquisite living space, with an elegant mountain chateau feeling, soaring ceilings, rich woodwork/ built-ins, spectacular kitchen, outdoor fireplace, 3 bdrms with ensuites.



**Wentworth, \$1,695,000**

15 Westpark Place, SW - Best location, backing onto the pond in the estates, 3365 SF + developed walkout, 2+2 bedrooms, den, loft, bonus room, 2 laundry rooms, outdoor fireplace, huge 82' wide lot, south exposure, walkout with media room, wet bar & game rm.



**Aspen Estates, \$1,895,000**

53 Aspen Ridge Way, SW - Exquisite executive home on estate-sized lot in prestigious Aspen Estates. 5 bed, 5 bath, 3594 SF + basement. Hrdwd, granite, curved staircase, triple attached garage & beautifully landscaped yard. Close to schools & quick commute to DT.