

SAM

SHOWCASING CALGARY'S GREAT MOVES



Lincoln Park, \$289,000

#113, 35 Richard Court, SW - Trendy, modern 2-bedroom, 2 bath apartment walking distance to Mount Royal University. 793 SF with den & large, private covered patio. Private location w/ in-suite laundry and assigned underground heated parking.



Coach Hill, \$349,000

#9, 828 Coach Bluff Crescent, SW - Wonderful, bright split-level townhome, updated throughout, premium flooring and kitchen appliances. 3 beds and 3 baths. Ideal location - close to parks, schools, all the amenities and services of West Hills and public transit.



Victoria Park, \$469,900

#605, 433 - 11 Avenue, SE - Ultimate urban lifestyle! Sleek, sophisticated 1124 SF 2-bedroom apartment condo with stunning panoramic city views. Modern kitchen with integrated Miele appliances, walnut hrdwd, walking distance to DT, public transit & restaurants.



West Springs, \$529,000

331 West Ranch Place, SW - Wonderful home w/newly dvlpd basement (Ultimate Renovations), cul-de-sac location, 1858 + 650 SF, 3 bdrms/3 baths, maple kitchen w/ eating bar seating 4, huge master bedroom, renovated 5 pc ensuite w/ dual headed shower. Stamped concrete patio.



Strathcona Park, \$575,000

56 Strathridge Close, SW - 2018 SF 2-storey, 3 +1 bdrms, well maintained, bright & sunny, walking distance to Sobey's, boutique shopping, coffee shop, new C-train & Westside Rec. Terrific basement development with large wet, games/family rooms, huge deck w/ glass surround.



Signal Hill, \$625,000

2767 Signal Hill Drive, SW - 2069 SF 2-storey on an amazing 156-ft deep lot, professionally landscaped, w/west exposure, well maintained 3 bdrm home, open plan, city views, developed bsmnt w/games room & wet bar, car lover's garage. Close to transit & shopping.



Aspen, \$649,000

216 Aspen Hills Close, SW - 2023 SF 2-storey on pie lot, w/southwest backyard & mountain views. Beautiful home w/curved staircase, rich hardwood, contemporary kitchen w/ espresso toned cabinets, granite counters, walk-thru pantry, 3 bdrms, bonus room.



Discovery Ridge, \$699,500

126 Discovery Ridge Way, SW - Upgraded 2-storey home in Discovery Ridge. 2400 SF + developed basement. Granite counters, hardwood and built-ins grace this home. Close to schools, public transit, shopping and a short commute to the downtown core.



Bears paw, \$880,000

97 Hill Spring Meadows - Fully upgraded, modern bungalow w/ 3500 SF of dev'd living space on a stunning 4-acre lot w/ mountain views! Triple attached heated garage, 5 beds, 4 baths + den. Just 15 mins from Airdrie & Crowfoot Crossing w/ all the beauty of a country home.



Patterson, \$925,000

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!



Cougar Ridge Estates, \$995,000

78 Coulee View, SW - Luxurious family home with over 4400 SF dev'd living space. Deluxe finishings include 10' ceilings, millwork, rich hardwood and tile flooring. Stunning gourmet kitchen with premium appliances. Short commute to DT an West Hills amenities.



Elbow Valley, \$1,050,000

36 Crooked Pond Green - Walking distance to golf course, ponds & natural ravines, 1925 SF bungalow w/dev'd walkout, high coffered ceilings, expansive & open plan, 1+2 bdrms, walkout w/ large family room, wet bar, wine cellar, 2 bdrms & bath, elegant & upgraded.



Springbank, \$1,095,000

39 Pinecone Lane - Pinebrook Estates, 2 acres, updt'd bungalow w/loft, 2800 SF, soaring windows & ceilings, travertine, granite, hardwood, S.S. appliances including integrated Sub-Zero fridge, 4 bedrms, at city limits, minutes to West Hills, shopping & quick commute to DT.



Discovery Ridge, \$1,095,000

83 Discovery Ridge Boulevard, SW - Truly exceptional Discovery Ridge beauty backing onto a treed greenspace. 2927 SF 2-storey + dev'd basement. Soaring ceilings, stunning kitchen with stone hearth. 3 + 1 beds, 4 baths & over \$100,000 spent on recent improvements.



Aspen Estates, \$1,095,000

311 Aspen Meadows Hill, SW - Exceptional 3-storey brownstone townhome with over 3000 SF of dev'd living space. Top-of-the-line appliances, hardwood floors & caesarstone counters. Ideally located close to Aspen Landing, Westside Rec Centre and the future LRT.



Altadore/River Park, \$1,395,000

2037 - 49 Avenue, SW - Another stunning home by Mission Homes. Amazing craftsmanship, details & finishings. Calcutta Gold marble, caesarstone, white oak floors, premium appliances and all this just minutes from the trendy shops & restaurants of Marda Loop.



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.



Stonepine, \$3,495,000

16 Granite Ridge - A Mission Homes masterpiece, exclusive gated community, truly elegant & stunning 2657 SF bungalow + dev'd walkout bsmt, refined design & finishing, extensive use of stone, rich wood, ceiling details, 1+ 3 bedrms, wine cellar, den & triple garage.