

# SAM

# SHOWCASING CALGARY'S GREAT MOVES



### Haysboro, \$410,000

99 Hanover Road, SW – Ideally located in family-friendly Haysboro. Charming 3 bedroom bungalow w/ over 1700 SF of dev'd living space. Basement has been dev'd to include vast rec room, 4th bedroom & full bath. Incredible yard with oversized, single detached garage.



### Cougar Ridge, \$419,000

162 Cougartown Circle, SW – Beautiful 3 bedroom home on quiet street in Cougar Ridge. 1484 square foot + basement. Private, fenced yard. Steps to parks & schools, close to shops & services in West Springs and Aspen and a short commute to downtown.



### Glamorgan, \$465,000

4504 – 49 Avenue, SW – Charming 4-level split in the mature neighbourhood of Glamorgan. Over 2000 SF of developed living space. Hrdwd, wood-burning fireplace, large, private yard on a corner lot. Close to public transit, schools & a quick commute to DT.



### Tuxedo, \$480,000

232 – 29 Avenue, NW – Quiet urban lifestyle is yours in this stylish 1510 SF (+ basement) two-storey in the heart of Tuxedo. 3 beds & 2 baths. Bright, open floorplan, private fenced yard complete with large deck. Walking distance to DT, transit and schools.



### Strathcona Park, \$599,000

303 Stravanan Bay, SW – Wonderful 1976 SF 2-storey split + dev'd walkout in family-friendly Strathcona Park. Hrdwd, granite/maple kitchen, 4 beds & 4 baths. Master suite has incredible, private deck. Close to schools, parks & playgrounds & short commute to DT.



### Winston Heights/Mountainview, \$599,000

465 – 21 Avenue, NE – Stunning 3 beds, 3 bath home complete w/ private south backyard & double detached garage. Detailed millwork, hrdwd, granite, high flat-surface ceilings, 2 gas f/p, walking distance to parks & schools and a quick commute to DT.



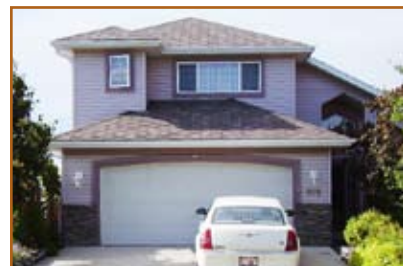
### Altadore, \$599,000

#1, 2011 – 34 Avenue, SW – Sophisticated, stylish, urban living - redefined! 2 beds both w/ ensuite baths, hrdwd, granite and a premium appliance pkg incl. a Bertazzoni gas stove. Located only steps away from trendy Marda Loop shops & restaurants and minutes to DT.



### Glenbrook, \$625,000

4516 – 30 Avenue, SW – Extensively renovated 4-level split, 1336 SF + dev'd basement with 4 beds & 3 baths. Hrdwd, updated, granite kitchen w/ stainless appliances, heated double detached garage. Amazing backyard with spacious deck perfect for family BBQs.



### Hidden Valley, \$650,000

305 Hidden Valley Place, NW – Beautiful custom designed bungalow, over 3200 SF of development. Wheelchair accessible front & back, complete with elevator to main + walkout. 3 bedrooms & 4 baths, oversized laundry/hobby room & professionally landscaped yard.



**Sienna Hill/Signal Hill, \$799,000**

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.



**Aspen Woods, \$825,000**

31 Aspen Stone Crescent, SW – Situated on large pie-lot, this 2-Storey home boasts over 3000 SF of dev'd living space. 4 beds & 4 baths, bright, open floorplan, skylights, vaulted bonus room, stunning master suite & ensuite with w/in closet & private meditation room.



**Erlton, \$995,000**

35 & 37 – 28th Avenue, SW – Constructed for longevity, designed for comfort & style, these unique 2360 SF, concrete, wood & steel dwellings are true inner-city masterpieces. Private roof-top terraces with city views & private South backyards. Each with a double detached garage.



**Aspen Estates, \$1,295,000**

25 Aspen Ridge Way, SW – Beautifully finished 2 storey, with fully dev'd walkout, 4 beds & 4 baths, triple attached garage and beautifully landscaped South backyard in prestigious Aspen Estates. Boasting over 3700 SF of dev'd living space, granite, hrdwd, & cherry cabinetry.



**Springbank, \$1,475,000**

7 Vantage Ridge Estates – Stunning contemporary home, 3177 SF bungalow w/ dev'd walkout on a prime 4 acre lot w/ spectacular mountain views. Hrdwd, limestone & quartz finishings. Premium appliance pkg., bright open floorplan w/ 5 bedrooms & 3 baths.



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

85 Aspen Ridge Way, SW – Unique executive home with exquisite architectural details & exemplary finishings. 5 beds & 5 baths. Beautifully developed walk-up basement. Triple attached garage. Wonderfully landscaped & fenced east backyard. Luxury living at its finest.



**Aspen Woods, \$1,995,000**

90 Aspen Ridge Way, SW – 2483 SF bungalow + dev'd walkout, 13,000+ SF pie lot, with panoramic (270 degree) views of the Rockies! 4 bedrooms, each w/ ensuite, sophisticated automated features combine with elegant finishings to create a spectacular home!



**Aspen Estates, \$2,200,000**

106 Aspen Ridge Place, SW – Custom-built masterpiece offers an astounding 5172 SF complete w/ elevator. 6 bedrooms & 5 baths, charming front courtyard, Brazilian hardwood, cherry cabinets, 4 gas fireplaces and a gourmet kitchen with premium appliance package.



**Uplands, \$2,895,000**

53 Uplands Ridge - Perched on the ridge with fabulous Rocky Mountain views from nearly every room! 6800+ SF of luxury, incl. 3 bedrooms, a 2 level office feat. a 33 foot fieldstone fireplace. Media room, home gym complete w/ shower, stunning wine cellar + 6 car garage.