

SAM

SHOWCASING CALGARY'S GREAT MOVES



Haysboro, \$425,000

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, \$425,000

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



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.



Glamorgan, \$485,000

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.



Altadore, \$575,000

1716 – 50 Avenue, SW - Sitting on an impressive, treed, 50' x 138' R-C2 lot this charming 4 bedroom bungalow invites you to experience the best of inner-city living in trendy Altadore. Impressive, private rear yard features mature landscaping and a large deck.



Winston Heights/Mountainview, \$599,000

465 – 21 Avenue, NE – Stunning 3 bed, 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.



Springhaven, \$750,000

117 Strahlea Court, SW - Impressive home sitting atop a large pie-lot on a low-traffic street in sought-after Springhaven w/ approx. 3000 SF of dev'd space and a total of 4 beds & 4 baths. Fabulous, fenced backyard w/ large deck, patio and beautiful mature trees.



Richmond Hill, \$799,000

575 Sierra Morena Place, SW – Large home (2777 SF) with \$150,000 in recent renovations, backing greenbelt, pie lot, south backyard, mountain views, developed walkout basement, total 3600 SF+, wow, this one has it all! 3+1 bedrooms, central air & hot tub.



Altadore, \$995,000 (Lot Value)

4315 – 14A Street, SW – Renovate or create the home of your dreams in one of Calgary's most sought-after neighbourhoods. Expansive lot measuring over 68' x 100' is located directly across from a large greenspace and just steps to the Elbow River & pathway system.



Signal Hill, \$1,195,000

2940 Signal Hill Drive, SW – With \$200,000 in recent improvements this 3195 SF home is located in desirable Signal Hill. 5 beds & 4 baths, hrdwd, skylights, granite, in-floor heat in bonus area. Enjoy the sun rising over spectacular city views from every floor.



Church Ranches, \$1,295,000

7 Lone Pine Crescent - Beautiful w/out bungalow on a lovely 2.13 Acre (+/-) lot with mountain views located in the estate community of Church Ranches. Boasts over 3500 SF of dev'd living space w/ 3 beds and 3 baths, hrdwd, granite, vaulted ceilings & sun room + more.



Posthill Estates, \$1,495,000

34 Posthill Drive, SW – Nestled in the trees, this stunning home boasts over 3000 SF of living space incl 4 + 1 large bedrooms. Exquisitely appointed with rich Brazilian cherry hardwood floors, marble countertops and travertine floor tiles, this beautiful house beckons you home.



Aspen Woods, \$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.



Cougar Ridge, \$1,495,000

14 Coulee View, SW – Stunning 3990 SF 2-storey executive home on quiet street in ever-desirable Aspen Woods. 5 beds & 5 baths, hardwood, granite, beautiful yard with water feature and stone fireplace w/ patio. Gorgeous wine room with ample space for entertaining.



Posthill Estates, \$1,595,000

132 Posthill Drive, SW – Rare 4 car garage! 5 bedroom family home offering over 3500 SF of living space with developed basement, coffered ceilings, hickory hardwood, travertine tile floors, granite counters, wonderful mudroom with built-ins, vaulted master suite.



Discovery Ridge, \$1,775,000

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 bd rms with ensuites.



Villosa Ridge, \$1,795,000

28 Villosa Ridge Drive - Incredibly well-built 7 bed, 7 bath home sitting atop a fully landscaped 2.16 Acre lot in Villosa Ridge with a dev'd w/out level, parking for 8 vehicles in a 3 car garage PLUS RV garage. In-floor heat, "dry space" decks/patios & private 145' well on-site.