

# samcorea

## Discovery \$499,000



### #302, 10 discovery Ridge Hill, NW

Stylish, spacious townhouse, double garage, 1700+ sf of luxurious living space, kit w/ granite counters, 3 bedrooms/3 baths, convenient location steps to coffee shop, wine & convenience stores, but siding onto tranquil greenbelt.

## Discovery Ridge \$539,000



### 26 Discovery Woods Villas SW

1,326 SqFt condo feat. outstanding floorplan, stunning mountain views and maintenance-free lifestyle! Kitchen feat. huge center island w/ raised eating bar & prep sink, easy-care tile backsplash and stainless steel appliances. Dbl attached garage.

## Banff Trail \$549,000



### 3212 Cochrane Road, NW

Stylish villa with developed basement & double attached garage almost 2000 sf, of living space with 1 + 2 bedrooms & 2 baths, maple kitchen, large island, built-in entertainment centre, backing onto greenbelt, with Rocky Mountain views!

## Altadore \$549,000



### 4203 - 16th Street, SW

1,179 Sq.Ft beautifully renovated designer home feat. hardwood flooring, porcelain tile w/ heated flooring in kitchen & bathrooms, granite, Grohe & Toto fixtures, SS appliances & more! Basement w/ media room, 3rd bdrm, & separate laundry room.

## Royal Oak \$575,000



### 58 Royal Oak Heights, NW

Wow, fully developed basement & oversized garage! The complete package: quiet location, spacious, open plan, 2243 sf with 3 bdrms + den, large mudroom, bsmt w/ games room & family room, 4th bedroom & full bath. 3200+ sf of living space!

## West Springs \$595,000



### 4 Weston Place, SW

Beautiful bungalow backing south onto a park! Great location, quick commute to DT, near shopping, 2+2 bedrooms with developed basement, over 2800 sf of living space, hardwood floors, high ceilings, an extra bedroom w/ ensuite.

## Discovery Ridge \$825,000



### 389 Discovery Ridge Blvd. SW

Backing onto a large greenspace! Desirable Discovery location, steps to the river & Griffiths Woods hiking & jogging paths. 2339 sf home w/ 3 bedrooms, beautiful kitchen, granite counters in kitchen & bathroom, master w/ spa like ensuite.

## Killarney \$850,000



### 3020 - 27 Street, SW

New, executive attached home w/ developed bsmt & double garage, over 2800 sf of luxurious living space, granite counters throughout, Grohe fixtures, vaulted master, rain shower, 3 bdrms up, bsmt w/ wet bar, games room, 4th bedroom.

## West Springs \$995,000



### 121 West Springs Place, SW

Super location, cul-se-sac, large pie lot, siding a park! Upgraded 2541 s.f. + developed walkout, 3+1 bdrms, study with built-in desk, tiger-wood floors, heated slate floors, master bdrm w/ultra-tub, fireplace & veranda overlooking park.

# Marketing your home for all it's worth.™

## Bridgeland \$975,000



### 228 - 6A Street, NE

Beautiful City Views! Large home on a 44-ft lot, in an excellent location facing onto a park with wonderful city views from both levels. 3040 sf + dev'd bsmt, 5 bedrooms upstairs, renovated kitchen & baths, granite counters, steam shower, jetted tub.

## Elbow Valley \$1,275,000



### 103 Whispering Woods Terrace

3200 sf new home with developed basement, almost 4500 sf of living space with 3 + 2 bedrooms, main floor den, drqm kitchen w/ huge island, walk-thru pantry, master w/ 6 pc ensuite, jet tub, steam shower & large dressing room, open bonus room.

## West Springs \$1,295,000



### 11 Westpark Crescent, SW

50 R-2 zoned lot, on a quiet street, steps away from an elementary school, walking distance to high school & near U of C & a quick commute to DT. Ideal for redevelopment, a street in transition with other infills being built. Land value only.

## Elbow Valley \$1,395,000



### 447 Whispering Water Trail

Bungalow with knock-out mountain views & walk-out bsmt! 1900 sf + dev'd walkout, 1+ 2 bdrms, all w/ walk-in closets, den, window-wall frames breathtaking views, dark woodwork, cream cabinets, granite counters, media room.

## Elbow Valley \$1,550,000



### 7 Golden Aspen Crest

Huge 1 1/2-storey, with a developed walkout basement, backing onto a greenspace! This 3500 sf home offers 5061 sf of development, main floor master suite, total of 5 bdrms, high ceilings, curved stair, library, loft, extensive built-ins.

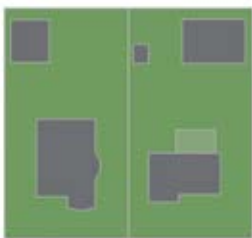
## Elbow Valley \$1,695,000



### 47 Golden Aspen Crest

Exceptional Granville-built custom "Arts & Crafts" style bungalow with the best mountain views on the street! Features vaulted sun room, river-rock fireplace, elegant dining room, 1 + 2 bedrooms, wet bar, wine cellar, 3800+ sf of living space.

## Inglewood \$1,600,000



### Backing onto the River

Fabulous future development site, 132 foot frontage/123 foot depth, R-2 zoning, on a quiet street (8th Avenue) with a wonderful location backing directly onto a greenspace & the Bow River. A very exclusive spot!

## Strathcona \$1,750,000



### 63 Strathridge Gardens, SW

Spectacular cosmopolitan home, pie lot, backing ravine, 3700 sf 2-storey w/ developed walkout & triple garage, sophisticated, uptown style with extensive upgrades, Kitchen w/ commercial appliances, 4 bdrm+den, gym, almost 5500 sf.

## Parkdale \$1,995,000



### 107 34A Street, NW

107 34A Street NW, spectacular river-front property, architecturally designed 4 bedroom home, 3345 sf + fully developed basement, chef's kitchen, amazing master bdrm/dressing room & ensuite, top floor library.

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