

SAM

SHOWCASING CALGARY'S GREAT MOVES



Rideau Park, \$259,000

#107, 3339 Rideau Place, SW - Inner city gem, on the ridge, surrounded by nature, fabulous mountain views, walk to 4th Street & river. Completely reno'd 1-bdrm condo in prestigious building with outdoor pool, new kitchen, bathroom, hardwood floors & natural stone counters.



Strathcona Park, \$625,000

1350 Strathcona Drive, SW - Lovely 2-storey home is beautifully finished and filled with natural light. Close to schools, transit, shopping and Westside Rec Centre. 2265 SF with 3 beds and 3 baths. Large master bedroom with spa-inspired ensuite complete w/ jetted tub.



Wentworth, \$699,000

43 Wentworth Heights, SW - Location, location, location! Beautiful walkout bungalow on a quiet cul-de-sac backs onto a large ravine and walking trails. Bright, open plan with vaulted ceilings & skylight. Walking distance to shopping and transit and quick commute to DT.



Garrison Woods, \$759,000

69 Somme Boulevard, SW - Gorgeous brownstone home in uber-trendy Garrison Woods. Chef's kitchen w/ granite counters and premium stainless appliances, fully-equipped media room & large master retreat with adjacent office & spa-inspired ensuite w/ in-floor heat.



Altadore/River Park, \$799,000

3928 16A Street, SW - Beautiful 1933 SF 2-storey plus developed walkout basement. 3 + 1 bedrooms, 4 baths. Double detached garage. In-floor heat and cork floors on the walkout level. Quick commute to downtown and walking distance to trendy Marda Loop.



Discovery Ridge, \$849,000

329 Discovery Ridge Blvd, SW - Backing AND siding a greenspace with pond & steps to Griffiths Woods! Sun-filled 2617 SF + developed bsmnt, contemporary, open plan, walnut floors, vaulted ceilings, granite counters, 3+2 bedrooms, 4 baths, a beautiful urban style home.



Bears paw, \$880,000

97 Hill Spring Meadows - Fully upgraded, modern bungalow w/ 3500 SF of dev'd living space on a 4-acre lot w/ panoramic 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!



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.



Discovery Ridge, \$1,195,000

35 Discovery Ridge Cove, SW - Picture perfect location: backing onto Griffith Woods Park, access to pathways and quick walk to Elbow River. 4 + 1 beds and 4 baths. Beautifully developed walk-out basement. Stunning rundle stone landscaping on large pie lot.



Discovery Ridge, \$1,195,000

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.



Altadore/River Park, \$1,265,000

3809 - 15A Street, SW - Oversize 33x125-foot lot, detached home, south backyard, quiet street, stunning custom built, 2336 SF, upgraded throughout with built-ins, rich hardwood, extensive use of natural materials, spa-like ensuite with in-floor heat, skylights, vaulted master.



Elbow Valley, \$1,350,000

315 Snowberry Place - Classic estate home with a car collector's dream quadruple garage in prestigious Elbow Valley Estates. 3314 SF + 1175 SF with 3 + 1 beds, 4 baths, gorgeous Jatoba hardwood. Quick commute to downtown with a country living feel.



Aspen, \$1,350,000

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 8 bdrms/5 baths, huge kitchen, high ceilings, extensive built-ins, media room, wet bar & wine cellar with iron gate.



Altadore/River Park, \$1,375,000

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.



Aspen Estates, \$1,795,000

90 Aspen Ridge Way, SW - Sophisticated 2483 SF bungalow with fully developed walkout basement, on a 13,000 SF pie lot, with panoramic views of the Rockies! Offering 4 bedrooms, each w/ ensuite, a smart home w/ sophisticated automated features.



West Springs, \$1,795,000

19 Westpark Place, SW - Spectacular executive home backing onto a central water feature. Upgraded throughout. 3484 SF 2-storey + dev'd walkout basement. 3 + 1 beds, 4 baths, fitness & media rooms. Close to choice schools, shops & services and quick commute to DT.