

Coach Hill 50+ \$189,000



224 Coach Side Road, SW

Horizon Village, desirable complex, 1024 s.f. bungalow w/ attached garage, fully dev'd basement, 2 + 1 Bedrooms, move in condition w/ newer carpet, new appliances, oak kitchen, open living/dining rooms, patio doors to deck & yard. Fully equipped clubhouse, Immediate possession.

Copperfield, \$195,000



715 Cofferfield Blvd SE

Almost new Copperfield 2 stry. 1335 s.f. 3 bedrooms, very stylish open plan with lots of natural light, large maple kitchen with upgraded black front appliances, island/eating bar, living room with gas fireplace, 3 BR, upgraded bathroom with corner tub & separate shower, south bkdy.

Erlton, \$259,000



60 24th Avenue, SW

Award winning River Grande Estates! 5th Floor unit, 1173 s.f. w/ 2 BR, insuite laundry, maple kitchen w/ island/eating bar, granite counters & stainless steel appliances, knock down ceiling, crown moulding, laminate flooring, gas f/p, Hunter Douglas blinds, single heated parking, mint condition!

Elbow Valley \$889,000



319 Snowberry Place

Spectacular 3631' 2 stry backing greenbelt, like a show-home with high ceilings, cornice mouldings, antiques cabinetry, granite counters/vanities, maple flrs, huge butler's pantry, den w/ built-ins, fabulous laundry/sewing Rm, Bonus Rm, vaulted Master w/ fireplace, 2 more BR w/ Jack/Jill ens.

The Slopes, \$995,000



86 Slopes Point

Spectacular Rocky Mountain views from both levels of this new hillside bungalow! 2585' + dev'd walkout basement w/ a total of 4 BR, open plan main floor w/ den, great room, island kitchen, master BR w/ fireplace, lower media room, huge 20' long front deck w/ Plexiglas surround.

Bearspaw, \$1,190,000



7 Cheyanne Meadows Way

Incredible 2 stry 7200+ total space, 3.4 acres, Dramatic, elegant southern charm w/ 10-15' ceilings, heated marble/limestone flrs, antiques cabinetry, curved limestone stairway, main floor MB, 3 upper BR (one in it's own wing), dev'd wkout, fabulous theatre, triple garage.

Douglasdale Estates \$279,900



56 Douglas Woods Grove, SE

Much sought after cul-de-sac in desirable Douglasdale Estates, 1 block to school! Very large south backyard, 1848 sf 3 BR 2 stry w/ dev'd bsmt for a total of 2300 sf of living space. Open floor plan, vaulted thru Liv Rm, Din Rm & kitch. Family Rm w/ brick f/p & oak built-ins. Immed. poss'n.

Cougar Ridge, \$289,000



6 Cougarstone Bay, SW

Wonderful cul-de-sac, 3 BR 2 stry with sun-filled bonus room, 1730 s.f. w/ open plan, white millwork, ceramic floors, large maple kitchen w/ centre island/lunch bar & upgraded appliances, gas fireplace in Great Rm, split staircase to bonus room & bedrooms, jet tub ensuite. Fully fenced & landsc.

Discovery Ridge, \$515,000



12 Discovery Ridge Rise, SW

Superb location, fronting park & backing greenbelt! Contemporary, stylish, 2540' 2 stry, high ceilings, heated limestone flooring thru main level, maple kitch, granite ctrs, walk-thru pantry, lovely views to Griffiths Woods Pk, 3 BR + huge bonus Rm. Walkout basement, Turn-key condition!

Patterson \$239,000



1703 Patterson View, SW

Looking for a townhouse but don't want to give up having a wonderful, private backyard? Then this is the one for you! 1/2 duplex style townhs, 1538 s.f. + fully dev'd basement, with single attached garage & large, pie shaped, fenced backyard with a large deck. Features hardwood flooring thru main level, soaring 2 storey height ceiling in Liv Rm, double French doors to back deck, 2 upper BR + open loft area, games room, den & full bathroom developed in the basement.

For ten years, my unique commitment to superior and far-reaching marketing has brought success for buyers and sellers of Calgary homes across all price ranges; whether your family's first home or, a larger, established property – I can help. In 2003, I was honoured to be ranked 4th in Western Canada among the 4,000 Re/Max agents.

I welcome your call.

Sam

Valley Ridge \$535,000



30 Valley Crest Rise, NW

Backing onto treed ravine with panoramic surrounding city views! 2250 s.f. 2 stry + fully dev'd walkout basement, 3+1 BR, den, open string, steel staircase, vaulted Great Rm w/ soaring east windows w/ ravine & city views, island kitchen, Master BR w/ sitting Rm & glass block shower!

Springborough \$675,000



102 Springborough Green, SW

Backing treed greenbelt, panoramic mountain views; New home, 2558+ dev'd walkout, total 3695', hwdw floors/stairs, maple & granite kitchen, 3 BR & den, Master suite w/ sitting Rm to enjoy the views, dev'd walkout, offers 4th BR, den + large games Rm. Immediate possession!

Springborough \$695,000



106 Springborough Green, SW

On the ridge with spectacular ravine & panoramic mountain views! This 2937 s.f. 2 storey comes w/ a fully dev'd walkout bsmt for a total of over 4000 s.f. of living space, 5 bedrooms, 4 baths, west bkdy, high ceilings, cornice mouldings, maple floors & stairs, 2 wet bars, maple kitch w/ granite counters!