

SAM SHOWCASING CALGARY'S GREAT MOVES



Beltline, \$295,000

#1002, 1334 13 Avenue, SW - Spacious, 2 bedroom condo with enclosed sunroom, perfect for the urban gardener! Over 900 SF with terrific city views, laminate flooring, stainless steel appliances, full height windows, insuite laundry & storage. Building w/ gym, hot-tub, sauna, ball court, sundeck, secure parkade.



Cougar Ridge, \$349,000

70 Cougar Ridge Mews, SW - 1600 SF of living space in this fully finished townhouse. Features high ceilings, gas fireplace, stained glass door, stainless steel appliances in island kitchen, 2 master bedrooms, each with full ensuite & walk-in closet (ideal for room-mates), sunny west exposure, attached garage.



Discovery Ridge, \$375,000

#210, 20 Discovery Ridge Close, SW - 1319 SF desirable end/corner unit, ideal location: overlooking the beautiful natural landscape of Griffith Woods! 2 bedroom/2 bath, south exposure, maple kitchen with stainless steel, granite counters, gas fireplace. \$491 Condo fee includes everything but phone & cable!



Evergreen, \$439,000

34 Everwillow Close, SW - 1919 SF 2-storey, on a quiet street in Evergreen. Offering flex/dining room, kitchen w/ eating area & built-in telephone desk, open great room with corner fireplace, 2nd storey with 3 bedrooms & upper loft. Backyard with 2-tiered deck. Nice curb appeal with stucco & stone exterior.



Cougar Ridge, \$539,000

83 Cougarstone Court, SW - 2066 SF + developed basement. Offering granite counters, hardwood floors, built-ins, 3 bedrooms, flex/formal dining room, bonus/media room w/ built-in entertainment unit, projector & screen, developed basement w/ cork flooring, family room, den with murphy bed & 3-pc bathroom.



Strathcona Park, \$549,000

124 Straddock Crescent, SW - Open plan bi-level, over 2400 SF of dev'd living space. Quiet street, backing south, onto a treed greenbelt. Vaulted formal living room, large dining room (table of 10 for thanksgiving? No problem), main floor family room with fireplace. Walking distance to shopping, transit & schools.



Cougar Ridge, \$579,000

90 Cougarstone Terrace, SW - Wonderful 3 bedroom family home, 2059 SF + fully dev'd basement, on a lovely, quiet street. Offering extensive upgrades: Brazilian cherry hardwood, granite counters, media room w/ full wall of built-ins, surround sound, wet bar, bathroom with steam shower & in-floor heat!



Wentworth, \$587,000

9025 Wentworth Avenue, SW - High-end, executive townhome, end unit, desirable complex backing onto the ravine in the estates, walking distance to Starbucks, restaurants & shopping. Features walnut flooring, granite counters, stainless appliances, 2 master bedrooms, heated ensuite floor, double attached garage.



Aspen Woods, \$625,000

11 Aspen Stone Terrace, SW - Convenient location within walking distance to Aspen Landing & near future LRT! 2300 SF + fully dev'd basement. Centre island kitchen w/ granite counter, open great room, main floor den, large bonus room. Ideal family home with a total of 5 bedroom & 4 bathrooms. Sunny south backyard.



Discovery Ridge, \$675,000

295 Discovery Ridge Blvd, SW - 2200 SF, 3 bedrooms & bonus room. Features slate tile & hardwood flooring, Great Room with beautiful fireplace feature wall with built-ins, kitchen w/ granite counters, shaker cabinets, huge island/eating bar, bonus room w/ 10-ft ceiling, fireplace, master has 6-pc ensuite with spa-shower.



Evergreen Estates \$725,000

159 Evergreen Heights, SW - 3 bedroom 2-storey, 2342 SF + dev'd walkout basement, steps from the park. Island kitchen with slate floor & maple cabinets, vaulted living room + main floor family room & den, master w/ raised sitting room, walkout w/ 4th bedroom & ensuite bath, family room w/ built-ins & wet bar.



Tuxedo, \$750,000

133 31 Avenue, NW - Luxuriously appointed infill, Contemporary finishes include: dark hardwood & built-ins, metallic tiles, granite counters, glass-tile backspace, stainless appliances, steam shower & several fireplaces! 2157 SF + developed basement w/ in-floor heat, 2+1 bedrooms, media room + bonus room.



Springbank Hill, \$750,000

7779 Springbank Way, SW - On the ridge, backing greenbelt, panoramic views, walkout basement! 2300 SF 3 bedroom home with main floor den, hardwood flooring, high ceilings & windows to enjoy the views, large deck with glass surround & spiral stair to south backyard, firepit & access to the greenbelt.



Richmond Park, \$785,000

2324b Richmond Road, SW - Extra-large new home, 2485 SF + dev'd basement, on extra-large lot, 168-ft deep, with extra-large garage, which can accommodate 3 cars! Only 1 left, with high-end contemporary finishes, 3 fireplaces, glass tile, granite, walnut floors, 3 bedrooms, spa-like en-suite, wet bar & more!



Airdrie, \$910,000

169 Coopers Park, SW - Exquisite estate home backing onto a park, walking paths, pond in the Estates of Coopers Crossing. Over 3700 SF of luxurious living space, 3 beds & 4 baths. Stunning great room with floor-to-ceiling stone faced fireplace, an absolute dream kitchen & formal dining room with coffered ceilings.



Bears paw, \$1,395,000

71 Gray Way - 2668 SF bungalow + dev'd walkout, on 3.31 +/- acres in Bears paw. Over 5000 SF of living space with travertine tile & newly refinished hardwood flooring, extensive built-ins throughout the house, 3+3 bedrooms, 2 dens, 2 ensuites, Huge kitchen w/ top quality maple cabinets. Oversized triple garage.



Discovery Ridge, \$1,495,000

113 Discovery Ridge Terrace, SW - Huge pie lot, backing onto Griffith Woods Park! 3228 SF + fully dev'd walkout basement, park views from all 3 levels, extensive upgrading, bamboo floors, lots of built-ins, 3 fireplaces, upgraded lighting, 3+1 bedrooms, 2 dens, master w/ your dream dressing room & sitting room!



Discover Ridge, \$1,495,000

62 Discovery Ridge Heights, SW - Spectacular 3100 SF 2-storey (+ dev'd walkout basement) on the ridge, with sweeping mountain/park views! A truly elegant home with graciously appointed formal & casual rooms, large dream kitchen, 3+1 bedrooms, den, master bedroom shares a fireplace w/ the 8-piece en-suite. Divine!