



523 15th Avenue, SW \$129,900
DOWNTOWN

Conveniently located main floor unit in "Sonesta House", Connaught. This spacious 2 bedroom/1 bath suite offers almost 1000 sq. ft. of living space and is the largest floor plan in the building. Features in-suite storage & laundry, off street parking, upgraded carpet, paint & countertops & is located close to trendy 17th Ave & 4th Street shops & restaurants. Quick possession possible!



#101, 6550 Old Banff Coach Rd, SW \$174,900

PATTERSON LOFTS

The biggest patio in the complex (15 x 22)! This super-spacious 1151' property is a corner unit so has large windows with both south & west exposure, high ceilings, fireplace, laminate wood & plush carpet flooring, rich maple cabinetry, white millwork, 2 BR, 2 Baths (jet tub ensuite), kitchen with moveable island, lunch bar & top-of-the-line appliances. Includes in suite storage & laundry, heated parking.



50 Spring View, SW \$309,000
SPRINGBANK HILL

Bright & well kept 2 storey on cul-de-sac with nicely landscaped south backyard! This 1900' 2 st. offers 3 BR + large upper Bonus Rm w/ bay window. It's an open plan w/ Great Room w/ corner fireplace, formal Dining Rm, white island kitchen, extensive ceramic flooring, patio doors open to huge 2 tiered deck, easy care yard. Developed basement w/ Rec Rm & lots of storage.



204 Christie Knoll Point, SW \$599,000
CHRISTIE ESTATES

Exquisitely upgraded Georgian style 2 storey w/ full brick exterior! 2675' + developed basement, 4+2 BR, sweeping curved stairway, high end California shutters, rich oak flooring, white kitchen w/ granite counters open to family room w/ brick f/p, beautiful formal sitting room & formal dining room with French doors, ivory millwork, cornice mouldings & designer paint colors!



88 Patterson Drive, SW \$659,000
PATTERSON

Large estate home on beautifully landscaped 1/3 acre lot ideally set high on the escarpment with unobstructed & panoramic city & river valley views! 3180' 2 stry + fully dev'd walkout offering 4+1 BR & den w French door, nanny suite in the walkout, entertaining sized rooms throughout, huge kitchen w/ hardwood floors, family Rm w/ high ceilings, 215' deep lot backing to the ravine.



3080 Signal Hill Drive, SW \$750,000
THE SUMMIT

Wow, you won't believe the breath-taking, panoramic views from both levels of this stunning walkout bungalow! Set high on the hill in "The Summit" on a huge lot (73' x 131') and offering 2354' on the main floor +1557' developed in the walkout & featuring high & coffered ceilings, etched glass, hardwood floors, extensive built-ins, curved stairway, media Rm, 3 BR + den.



128 Cougar Ridge Drive, SW \$334,900
COUGAR RIDGE

Beautifully upgraded 2129' 2 stry walking distance to new French & International school! This stylish home offers extensive slate flooring (which includes heated flooring in Kitchen & ensuite), very open plan, Great Room w/ gas f/p, convenient den/computer or homework alcove off kitchen, open curved stairway w/ iron spindles, 3 upper BR, 5 pc ensuite.



195 Strathaven Circle, SW \$349,000
STRATHCONA PARK

Just steps to public & separate elementary schools in much sought after Strathcona Pk, on a quiet crescent backing west onto a park! 2404' 2 stry, 4+1 BR, main flr den, hardwood thru most of main floor, vaulted Family Rm, European kitchen w/ island & hardwood floor, formal LR & DR, basement developed w/ 2nd family rm/billiard rm, 5th BR & full bathroom.



143 Evergreen Court, SW \$369,000
EVERGREEN

Over \$70,000 spent in recent upgrades! Gorgeous walkout bungalow (1636 + 1302 sq. ft.) in quiet cul-de-sac w/ south backing, pie lot with mature landscaping! 2+2 BR, skylights, extensive oak flooring, open & bright white kitchen w/ granite counters, newer carpet, numerous built-ins, Formal DR w/ arched window, central air conditioning, underground sprinklers.

Country Homes. Calgary Acreages over \$700,000

View interior photos at www.samluxuryhomes.com



31189 Woodland Way \$795,000
BEARSPAW

Incredible new home on a lovely, rolling 4 acre parcel backing east into the woods! This hillside bungalow offers 2471' on the main floor with an additional 1534' dev'd in the walkout basement. Open, plan, high ceilings, rustic arts & crafts style home w/ 10'-14' high ceilings, rich cherry cabinetry & flooring, granite counters and vanities, 2+2 BR & den, triple attached garage.



3 Golden Aspen Crest \$795,000
ELBOW VALLEY

A charming country home! This 1985' bungalow has a fully developed walkout basement for a total of almost 4000' of living space + a triple attached garage! It's an open plan with a huge formal dining room, gable vaulted Great Rm w/ fireplace & large windows to enjoy the tranquil views over the greenbelt, master BR w/ clawfoot tub in ensuite + 2nd BR w/ full ensuite, 2 more BR down.



119 Winding River Rise \$795,000
ELBOW VALLEY

Spectacular new home perfect for a large family or for entertaining, over 5200' developed including fully developed daylight basement! Arts & Crafts style w/ soaring ceilings, rich hardwood floors, cherry cabinetry, built-in features in many rooms, 3 fireplaces, 3 wet bars, huge kitchen w/ granite counters, adjoining butler's pantry, 5 BR, Bonus Room, Media Room & den.



1581 Strathcona Drive, SW \$429,000
STRATHCONA

Former Cidex-built showhome, 2306 sq.ft. 2 storey, soaring 2 storey height ceilings, windows & built-ins in Great Rm, rich dark hardwood & elegant tile flooring, main floor den & formal dining room, gorgeous kitchen with granite countertops, eating nook w/ windows on 3 sides looking out to the beautifully landscaped backyard with huge deck, 3 upper BR, designer window coverings.



14 Strathlea Crescent, SW \$449,000
STRATHCONA

This one has it all! Beautiful 2 storey w/ 3+1 BR, upper Bonus Room, fully developed "daylight" basement (huge windows, almost a walkout basement) and fully landscaped & fenced south backyard! This Cidex-built home offers extensive hardwood flooring, stairways with iron railings, island kitchen w/ eating bar & wonderful walk-thru butler's pantry.



327 Sienna Park Bay, SW \$495,000
SIENNA PARK

Cul-de-sac location walking distance to parks, skating rink & elementary school! 2335' 2 storey with fully dev'd walkout. Offers 3+1 Bedrooms & 2 dens, rich oak cabinetry & granite counters in the kitchen, huge Master BR & adjoining sitting room w/ 3-sided fireplace that opens to the foot of the jetted tub in the ensuite, beautiful pie lot w/ pond, outdoor fireplace & heritage stone patios.

3128(20x2)(10E)(4/10)-jfr



104 Whispering Woods Terrace \$798,000
ELBOW VALLEY

3123 sq. ft. 2 storey with triple attached garage and walkout basement! This stunning Elbow Valley home is just a short walk to the lake and playgrounds and offers high & vaulted ceilings, cornice mouldings, ivory millwork, open staircase with custom iron spindles, antiqued maple kitchen with granite counters, 3 BR + den, bathrooms with granite vanities, charming, a touch of Tuscany!



319 Snowberry Place \$889,000
ELBOW VALLEY

Named "Best New Community in Canada 2004"! Wonderful 3631' 2 storey backing onto a greenbelt, like a show-home with high ceilings, cornice mouldings, ivory millwork, antiqued cabinetry, granite counters & vanities, maple floors, huge butler's pantry, den w/ built-ins, fabulous laundry & sewing room, Bonus Rm, vaulted Master Suite w/ fireplace shared w/ ensuite, 2 more BR w/ Jack & Jill ensuite.



123 Winding River Rise \$ 995,000
ELBOW VALLEY

Ideal for a large family or for entertaining! This 3953' 1 1/2 stry home offers a fully dev'd walkout for a total of 6298' of luxurious living space with 3 BR, den, loft & bonus rm. Arts & Crafts style w/ vaulted & high ceilings & rich cherry woodwork, maple & slate flooring, huge Great Rm w/ south facing window wall, main floor MB w/ heated ensuite floors. Pie lot w/ your own putting green!