



29 Patina Point SW, \$194,500
SAN FRANCISCO STYLE

Just listed. Much desired, quiet location backing west onto greenbelt. Close to downtown, transit, shopping and Westside Recreation Centre. Stylish San Francisco-style 2 storey townhouse with over 1400 sq. ft. of living space and double under-drive garage (tandem). An end unit with turret design creating bright sitting rooms in both living room and owner's bedroom. Fireplace feature wall with arched window. Includes formal dining room and sunny, chic white kitchen with glass-fronted cabinets. Upper den and 2 bedrooms include the large owner's suite with turreted sitting area and ensuite bathroom with jetted tub.



14 Cougarstone Mews SW, \$312,900
HALF A BLOCK TO SCHOOL

Walk to school! This home has a wonderful location: quiet cul-de-sac just half a block to the Waldorf School and close to new French Immersion school too. Built in 2002, this 2072 sq. ft. 2 storey was upgraded and shows better than a showhome. Extensive maple hardwood, slate tile and Berber flooring - with upgraded underlay. Exceptional maple kitchen with granite countertop, under-mount sink and slate tile backsplash, Great room has maple built-ins and gas fireplace. Upper level boasts bonus room and 3 bedrooms.



368 Signature Court SW, \$349,900
WALKOUT VILLA

Just listed. Stylish bungalow- villa with loft and walkout basement. Over 2100 sq. ft. of living space. Ideal location backing onto greenbelt overlooking pond with waterfall and fountain features. Grand foyer with arched transom window and spectacular chandelier. Impressive great room with vaulted ceilings, three sided gas fireplace and window wall offering city views. White kitchen with ample counter space; formal dining room. Main floor includes 2 bedrooms. The loft is developed with a family room and sun room with private balcony.



1560 Strathcona Drive SW, \$469,900
ON THE PARK

A great location in desirable Springhaven; sides onto park and future school site, with sunny south backyard. Over 2700 sq. ft. of luxurious living space plus fully-developed basement. Bright, open floor plan with large windows and exceptional, upgraded lighting package throughout. Maple kitchen with preferred granite counters. Includes main floor den with French doors, formal dining room, upper bonus room and 3 bedrooms. Fully-developed basement with every man's dream: media room with large wet bar/kitchen.



3689 Springbank Drive, \$499,000
ON THE PARK WITH VIEWS

Exceptional location! This superior home is on a great street, backing onto a park with wonderful views of foothills and mountains. This 2579 sq. ft. 2 storey, with developed walkout basement, features extensive hardwood flooring, high ceilings, large windows and curved stairway with iron railings. Includes formal dining room, main floor den with double French doors and impressive great room with 10 foot ceilings, slate FP and maple built-ins. The gourmet kitchen with maple cabinetry & black granite countertops includes stainless steel appliances. Upstairs the 3 bdms include an extensive owner's suite w/ walk-in and 5 piece ensuite. The walkout basement is dev'd w/ games rm, fam rm, full bathroom & ready for a fourth bdrm.



4 Majestic Gate SW \$599,000
HOME SPA AND POOL

2879 sq. ft. 2 storey with fully-developed basement offering an extra 1462 sq. ft. of living space. Set on an 80' x 131' lot in desirable Elbow Valley Estates with 2 storey height ceilings in great room, rich oak kitchen and formal dining room with arched entryway. Main floor owner's suite and 2 upper bedrooms plus bonus room with separate entry - ideal as a home office. The fully-developed basement with in-floor heating, includes indoor pool and hot tub, games room and bathroom/change room. Oversized double garage has in-floor heating.



66 Patterson Close, \$619,900
SPECTACULAR VIEWS

Just listed. This 2725 Sq. ft. 2 storey has a perfect setting: on the ridge, backing onto ravine, with 180 degree views of the city and river valley. Airy and open plan, the central great room has 2 storey height ceilings and fireplace/window feature wall. Impressive curved stairway and formal dining room with double French doors. Custom kitchen with extensive oak cabinetry and centre island. Owner's bedroom retreat enjoys private balcony, two-person jetted tub and fabulous 17 foot long, walk-in closet. Walkout basement is developed with in-floor heating. Air conditioned, triple garage, gorgeous pie lot!



36 Golden Aspen Crest SW, \$599,900
FABULOUS KITCHEN

Just listed, lovely quiet location in desirable Elbow Valley Est, this 2876 sq. ft. 2 storey is nearly new but offers all of the extras and advantages of a pre-owned home (Includes upgraded appliances, custom window coverings and is fully landscaped). The heart of this home is a superb working kitchen with an abundance of richly stained maple cabinetry & built-ins and granite countertops, a large dual height centre island, built-in china cabinet and long buffet plus walk-in pantry. There is a main floor den and 3 upper bedrooms including the luxurious owner's suite with an adjoining sitting room.



3030 Signal Hill Drive SW, \$695,000
PANORAMIC VIEWS

What a view! This wonderful 3143 sq. ft. 2 storey with fully-developed walkout basement is set high on the ridge with 180 degree views from east to west including the Rocky Mountains. The open and vaulted plan, with high and atrium-style windows, takes advantage of the magnificent views. Extensive hardwood flooring, coffered ceilings, cornice moulding and pillars. Current owners recently spent \$200,000 in upgrades including gourmet kitchen with granite counters and professional-style, stainless steel appliances. The upper floor provides 3 bedrooms including the owner's suite accessed via an open bridge overlooking the living and dining rooms.

Marketing your home for all it's worth.

www.samluxuryhomes.com



25036 Briarwood Drive, \$725,000
DEVELOPED WALKOUT

Just listed. Beautiful, tree, two-acre parcel with exceptional newer property. Classic shaker style estate home, delivering almost 3300 sq. ft. of living space on 2 floors (not including the fully-developed walkout basement). Impressive high ceilings, high transom windows, upgraded flat and stepped ceilings, superior lighting package, cornice moldings, French doors, extensive built-ins and elegant paneling. The spacious gourmet kitchen, with beautiful maple floors, features smart white cabinets, granite counters and walk-through butler's pantry. Home includes main floor den, 4 upper bedrooms plus 5th bedroom, den and family room/games room in walkout basement.



50 Patterson Close SW, \$795,000
SPECTACULAR VIEWS

Just listed. An exquisite estate home in stunning setting: backs onto ravine, fronts to a park and has breathtaking city and river valley views! This 3200 sq. ft. two storey has extensive hardwood flooring, beautiful granite countertops throughout, curved stairway, bordered ceilings and detailed millwork. Gourmet kitchen with stainless steel appliances. Main floor den, 4 bedrooms up and developed walkout basement with full kitchen for entertaining or, ideal as nanny suite.



223 Snowberry Circle SW, \$995,000
SLEEK & CONTEMPORARY

This stylish, contemporary new home in Elbow Valley Estates is a 2939 sq. ft. 1 1/2 storey with fully-developed walkout basement offering over 4800 sq. ft. of impressive living space. Extensive hardwood floors, high ceilings and sleek maple and walnut kitchen with stainless steel back splash and appliances. The main floor owner's suite is exquisite featuring fireplace, French door to spacious wrap-around veranda, oversized walk-in closet and spa-like ensuite with European shower, ultra bath jetted tub and heated floors. The walkout basement hosts professional-style, two-tiered home theatre, games room with wet bar and waterfall feature wall, indoor swimming pool, steam shower/change room and exercise room.

Step into luxury.

Calgary Homes over \$1 million

View interior photos at www.samluxuryhomes.com



103 Nagway Court, \$995,000
ELEGANT COUNTRY LIFESTYLE APPEAL

Walkout bungalow with grand, lower foyer and split staircase to main floor. Over 5,000 sq. ft. Formal living and dining rooms, main floor den and atrium. Gourmet kitchen with extensive cherry oak flooring, doors and built-ins. Ivory millwork, granite counters and river-rock fireplaces. Centre-valued family room has separate staircase to huge loft overlooking family room and grand hall. Large owner's suite with luxurious jetted-tub ensuite and steam shower. Two additional bedrooms up. Superb walkout development includes rec room, wet bar, spacious billiard room and access to heated 4-car garage with workshop.



12 Wolfwillow Point SW, \$1,190,000
PRIVATE 2.2 ACRES

This extraordinary new home in Elbow Valley Estates was designed and built to look as if it's been here for a hundred years. A heritage style bungalow set beautifully in the trees, overlooking ravine and creek. The reproduction, country-style kitchen with modern appliances includes an old Chicago brick forno oven. Extensive hardwood floors, arts and crafts' style architectural details, two wood-burning river rock fireplaces, sun room, huge mud room, butler's pantry and sewing room. The fully-developed basement features 4 bedrooms, exercise room and media room.



20 Heritage Lake Blvd SW, \$1,250,000
ON THE LAKE: HERITAGE POINT

Superb location, backing onto the lake at Heritage Pointe with your own private dock. Spectacular show-home, a 3372 sq. ft. hillside bungalow with loft and fully-developed walkout basement, delivering over 5000 sq. ft. of ultra luxurious living space. Elegant French Country styling with rich woodwork, high ceilings, widespread hardwood floors, and grand principal rooms. Exceptional kitchen with gothic style maple cabinetry, extensive curved island and fireplace. Includes 3 bedrooms plus large loft above garage -suitable as artist's studio or charming playroom.



47 Discovery Valley Cove SW, \$1,350,000
BACKING SOUTH ON THE RIVER

A cutting-edge and contemporary new home this 3492 sq. ft. 2 storey is set on a whisper quiet, exclusive cul-de-sac backing onto the river and nature reserve in Discovery Ridge. Designed to maximize views and featuring impressive limestone and hardwood flooring, waterfall feature wall, extensive built-ins, 3 fireplaces and stylish hand-blown light collection. The sleek, urban styled kitchen is stunning with stainless steel accents. Upper 3 bedrooms all with ensuite bathrooms incorporate state of the art fixtures. Fully-developed walkout with guest suite and 2 more bedrooms. See this home featured soon on the Discovery Channel.



13036 Canso Place SW, \$1,900,000
3.67 ACRES ON FISH CREEK PARK

Definitely one of a kind in Calgary. This spectacular 3.76 acre parcel in Canyon Meadows Estates is nestled into, and cascades down to, Fish Creek Provincial Park. The estate home is a 4000 sq. ft. contemporary styled, architecturally designed bungalow with a fully-developed basement offering a total of 6 bedrooms including an impressive owner's suite with sitting room to take advantage of magnificent views. When built this home was featured in "Western Living", "Canadian Interiors" and "House Beautiful - Kitchens & Baths" magazines.



Elbow Valley, \$3,900,000
WITH VIEWS, ON THE LAKE

A work of art! This sprawling hillside bungalow offers almost 9000 sq. ft. of living space and took 38 carpenters 7 months to complete the extensive built-ins and millwork and 16 painters 3 months to apply the 17 coats of paint to each wall. This home is a technological marvel and is complete with 42 kilometers of cable facilitating every high tech convenience. 4 bedrooms, all with ensuite bathrooms, library, barrel vaulted entryway, large professional home office and gourmet kitchen with professional-style appliances.