

Country Estates

Condo Living

Westhills

Westhills. Possibly Calgary's most desired community. An eclectic mix of quality, elegant homes. A community well developed; well appreciated. Easy access to downtown or, out of town. Complete with shops, amenities, schools and parks.



Springbank \$995,000
55 Springside Street

Spectacular mountain views & a developed walkout! This 5 bedroom, 2374 s.f. home sits on 2 acres in desirable Springbank. Renovated kitchen with granite counters & upgraded appliances (incl. Wolf gas range) & vaulted family room. All the perks of country living & still just minutes from downtown!

C3337965



Springbank \$1,195,000
64 Springland Way

2 acres of gorgeous land in Springbank, this 3112 s.f. + developed basement, 6 bedroom + den, 2-storey home has more than enough room for any family. Find plenty of play space outside & in the fully developed basement! Solarium with sunken hot tub & luxurious master retreat!

C3335456



Copperwood \$375,000
#1104, 24 Hemlock Crescent SW

1083 s.f. executive condo overlooking Shaganappi Golf Course! Open, bright floorplan featuring a stylish, wrap-around kitchen with chic Corian countertops, easy care slate tile backsplash & breakfast bar. Spacious dining with hutch niche & sprawling great room with dramatic feature wall featuring slate tile facing & cozy fireplace. Private patio with, large master retreat & 5 piece ensuite. Titled, underground parking & fabulous amenities including a club house with rec room, complete with pool table, air-hockey table, meeting rooms & fully serviced gym. All of this just minutes to the downtown core!

C3339887



Springbank Hill \$439,000
42 Spring Crescent SW

3 bedroom, 1118 s.f. bungalow situated the corner lot of a quiet street! Gleaming hardwood floors, kitchen with classic white cabinetry & bright dining nook with access to large rear deck. Spacious master overlooks the rear yard. Steps to playground & green space & minutes to downtown!

C3346517



West Springs \$475,000
95 West Springs Close SW

Beautiful 2 storey, 3 bedroom, 1748 s.f. family home in desirable West Springs! Close to schools, parks & playgrounds, and a quick commute to downtown. Island-style kitchen with stainless appliances, large bonus room, convenient main floor laundry, large deck with gas line & patio in lovely rear yard.

C3345128



West Springs \$529,000
117 West Ranch Road SW

2185 s.f. family home on a large, pie-shaped lot just steps to a local park & public transit! 3-sided gas fireplace in great room. Large bonus room, master with partial mountain views & jet-tub ensuite. Sprawling rear yard with sunny Southwest exposure.

C3349889



Richmond Hill \$569,000
1040 Sierra Morena Court SW

1923 s.f., 4 bedrooms, 4 baths, developed basement, 2-sided fireplace & wine cellar. Recently upgraded water tank, furnace, roof & Low-E windows. This home has 2 double garages (attached & detached) - perfect for a car lover or use one as a workshop! Adorable playhouse in rear yard included!

C3338628



Cougar Ridge \$575,000
90 Cougarstone Terrace SW

Beautiful 3 bedroom family home backing greenspace with developed basement & recent upgrades! 2059 + 803 s.f. feat. hardwood floors, soaring ceilings, formal dining room & bonus room. Large family room, beautifully renovated 3 pc bath & extensive wet bar with full fridge, freezer & dishwasher in basement.

C3345085



Cougar Ridge \$575,000
81 Cougar Ridge View SW

2138 + 1022 s.f. 2-storey with fully developed basement! This 3 bedroom, 2.5 bath home fronts a ravine and features hardwood floors, 2-storey ceiling in great room, sprawling master suite with luxurious 5 piece jet tub ensuite. Close to parks, schools & downtown!

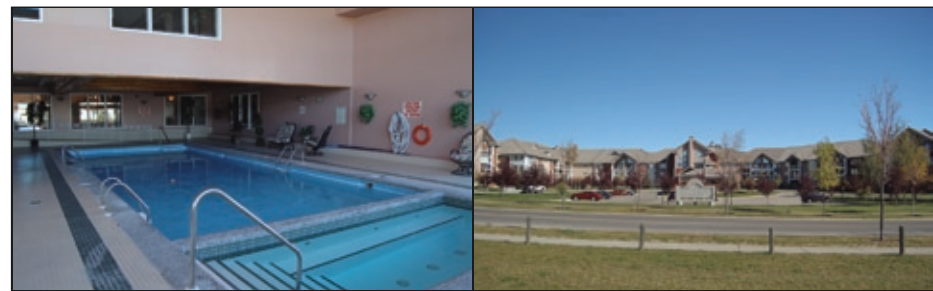
C3342564



Springbank \$3,200,000
53 Uplands Ridge

Perched on the ridge with fabulous Rocky Mountain views from nearly every room! 6,800+ s.f. of luxury, including 3 bedrooms, a 2 storey office featuring a 33 foot fieldstone fireplace and library in the loft. State of the art media room, gym complete with shower & spectacular wine cellar.

C3331753



Richmond Hill \$525,000
#324, 6868 Sierra Morena Boulevard SW

Fabulous 2 storey condo in the "Sierras West" building! This 1836 s.f. home boasts a soaring ceiling in the great room, fantastic kitchen & nook, formal dining room & sun room on the main floor. The upper floor hosts a spacious family room & den. The den boasts a custom built-in desk, Murphy bed & extendable night stand making this room perfect for guests! This complex boasts a pool, workshop, gym & beautiful grounds.

C3350796



Patterson \$595,000
138 Patterson Hill SW

1370 + 1076 s.f. beautifully updated 2 + 2 bedroom bungalow with developed walk-out! Rich hardwood floors, vaulted ceilings, California shutters, granite counters & more! Formal dining, vaulted great room with fireplace & gourmet's dream kitchen. Master suite with updated 3 piece ensuite. Stunning views & rear yard!

C3340259



Signature Park \$595,000
31 Signature Mews SW

Gorgeous 5 bedroom home situated on a pie lot in a quiet cul-de-sac. 2300 s.f. + developed basement, featuring cork flooring throughout main level, 4 bedrooms up + a 5th bedroom on the main floor, formal living & dining rooms, main floor family room + games/play room in basement.

C3347479



Patterson \$625,000
107 Patterson Boulevard SW

Beautifully updated 4 + 1 bedroom family home with 3000+ s.f. of developed living space! Hardwood floors throughout, bright renovated kitchen with stylish granite countertops, timeless white cabinetry & stainless appliances. Spacious master retreat with jet tub ensuite! Media room, 5th bedroom, full bath & flex space in basement!

C3343960



Discovery Ridge \$639,000
314 Discovery Ridge Way SW

Steps to Griffiths Woods Park, this family home offers over 3000 s.f. of developed living space! 3 + 1 bedroom & den, rich hardwood floors, stone facing fireplaces, stainless steel appliances, main floor laundry, 5 piece master ensuite & large rec. room in developed basement!

C3342181



Aspen Woods \$649,000
84 Aspen Stone Road SW

2361 s.f. home in desirable Aspen Woods! Features gleaming hardwood floors, open formal dining room, vaulted bonus room, gourmet kitchen with granite counters, large centre island, sunny breakfast nook & tons of storage. Master boasts his & her walk-in closets & fabulous 5 piece ensuite!

C3343472



Strathcona Park \$650,000
55 Stratton Crescent SW

Bright and open floorplan offers an inviting foyer and open flex space: perfect as a dining room or formal sitting area. Fabulously functional, island-style kitchen with hardwood flooring, tile backsplash, large raised eating bar and dining nook overlooking rear yard. Spacious great room features cozy gas fireplace. Master suite featuring a huge walk-in closet and 5-piece ensuite.

C3338069



Prominence \$698,000
12 Prominence Point SW

Much sought after executive bungalow villa in "The Brickburn" gated community. Bareland condo with over 1500 + 1076 s.f. Walkout basement, extensive top quality renovation: rich oak hardwood floors, elegant crown mouldings, knock down ceilings with painted borders, solid oak doors & handsome oak-encased pillars. Spacious wrap around kitchen with newer Corian countertops & appliances. Huge covered rear deck with skylights, private courtyard and double attached garage. Walk-out level boasts custom wet bar, games area, rec room with fireplace, 2nd bedroom and full bath!

C3346617



West Springs \$825,000
6 West Cedar Place SW

Executive home in West Springs with beautiful finishings & fabulous curb appeal! Over 3400 s.f. of developed living space featuring: 4 + 1 bedrooms, jetted shower & jet-tub in master retreat, premium stainless steel appliances & granite counters in kitchen, main-floor laundry & masterfully developed basement!

C3345313



Signal Hill \$825,000
101 Sienna Park Gardens SW

Fabulous curb appeal! Stunning 5 bedroom home offering 2600+ SF plus developed walkout & sweeping views, sitting atop Sienna Hill! Vaulted living room with 2-sided fireplace, island-style kitchen with plenty of prep space & large nook. Master suite boasts views, huge walk-in closet with deluxe built-in's & jet-tub ensuite.

C3345905



West Springs \$897,000
13 West Cedar Point SW

Brand new executive family home in desirable West Springs. 2967 s.f. boasting: rich hardwood floors, soaring ceilings, crown moulding, granite counters & stainless steel appliances in gourmet kitchen. Large vaulted bonus room. Sprawling master suite with luxurious 5 piece steam shower ensuite & private veranda.

C3346575



Patterson \$950,000
198 Patterson Boulevard SW

2021 + 1663 s.f., 4 bedroom bungalow with stunning views & developed walk-out! California shutters, granite counters & 3 skylights in kitchen, 3-sided fireplace shared between nook, great room & kitchen. Master retreat with fireplace, gorgeous view of river, His & Her walk-in closets & 5 piece jet-tub ensuite.

C3319988



Discovery Ridge \$1,295,000
30 Discovery Ridge Cove SW

Backing directly onto Griffiths Woods! Beautiful pie lot with professional landscaping, 2848 + 1212 s.f. family home, 4 bedrooms on the upper floor, with 2 more bedrooms in the developed walkout. Dark oak hardwood floors & soaring ceilings. Dream kitchen with alder cabinets, granite counters, walk-in pantry & more.

C3345817



Discovery Ridge \$1,495,000
30 Discovery Vista Point SW

Panoramic views! Griffiths Woods & the Rockies can be seen from nearly every room of this stunning new 4 bedroom + den, 3194 s.f. home situated atop the ridge in Discovery. Granite counters, stainless steel appliances, hardwood floors, huge master retreat & walk-out basement!

C3330274

samcorea

403-870-8811

Yes.

Sam gets really excited about making great deals. Selling or buying property – he helps homeowners get thrilling results.

For a seriously successful – and enjoyable – home sale or purchase, Sam's your man.



\$399,000
339 Leighton View

Outstanding opportunity to own and build on either of these fabulous lots in "Elbow Valley West": both are walkout lots, and 351 Leighton View is a large pie shaped lot. This fabulous community is planned for pathways & trails, parks, playgrounds, community clubhouse & pool set before the natural backdrop of the Elbow River Valley - you are sure to be surrounded by nature at Elbow Valley West! With the purchase of this lot, you will have the freedom to select your homebuilder to create the home of your dreams. Visit the Elbow Valley West website for further information and site map of the area (www.elbowvalleywest.com)

C3345435

C3346517

\$425,000
351 Leighton View

For 16 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.

My expertise is your advantage.

I welcome your call.

Sam



Lakeview \$549,000
6428 Law Drive SW

2100+ s.f. of developed living space, sitting atop a huge pie-lot in Lakeview! 3 bedrooms, hardwood, crown moulding & island-style kitchen. Vast recreation area and 2 dens in basement. Large, private backyard with mature trees & large deck. Double detached garage & parking pad. Walk to the Glenmore reservoir!

C3343275



Killarney \$595,000
2603 – 25A Street SW

This 1568 s.f. 2-storey home boasts rich hardwood floors, crown moulding, an island-style kitchen with slate tile flooring & granite counters. Barrel vault ceiling & stone-faced fireplace in great room. Vaulted master with rain shower & jet-tub ensuite. Private rear yard with mature trees.

C3348262



Killarney \$598,000
2408 – 27th Street SW

Minutes to downtown this beautiful 2 + 1 bedroom home with fully developed basement has it all! Black pearl granite counters & walk-in pantry in the kitchen, master ensuite with jacuzzi tub, heated slate flooring, wood burning fireplace & cathedral ceilings! 1596 + 708 s.f.!

C3344149



Killarney \$795,000
3018 – 27th Street SW

New home! Executive attached home with developed basement & double garage. 2800+ s.f. with granite counters, Grohe fixtures & vaulted master with rain shower and extra-deep, jetted soaker tub with water heater! 3 amply scaled bedrooms upstairs & developed basement with wet bar, games room & 4th bedroom.

C3344336



Altadore \$850,000
4218 – 18th Street SW

Another gem by Saddle River Custom Homes! 1898 + 741 s.f. with a beautifully finished basement, "The Chelsea" features hardwood flooring, Legacy kitchen with stainless steel appliances & granite counters. 3-sided fireplace in master retreat & luxurious 6 piece master ensuite with jetted shower!

C3324827



Altadore \$895,000
2015 – 40th Avenue SW

"The Dorchester" boasts a fully finished basement & is located across from a school & park. Hardwood, crown moulding and kitchen with granite counters & stainless steel appliances. 3-sided fireplace in master & in-floor heating in basement! 1954 + 771 s.f. of luxury by Saddle River Custom Homes!

C3347505



Altadore \$995,000
4927 – 21st Street SW

Exceptional contemporary style 2463 s.f. infill on a large lot boasting high-end finishes: granite counters, gleaming hardwood floors, limestone tiles & very chic urban style. 3 bedrooms, master retreat with huge walk-in closet & private balcony, sunny west backyard with extensive patio: perfect for outdoor entertaining!

C3341215



The Marquis - Downtown West \$1,195,000
#1603, 1108 – 6th Avenue SW

Unbelievable 2342 s.f., 3 bedroom, 2 den executive condo in the Marquis. Located in the heart of downtown with incredible Bow river & cityscape views, 3 spacious balconies & 2 titled side by side parking stalls (option to purchase a 3rd). Everything is top of the line here!

C3345493



Inner City \$1,475,000
1724 – 24A Street SW

Just a few minutes to downtown this executive masterpiece is situated on an extra wide 40' x 125' lot. Loaded with luxurious finishes, this 2541 s.f., 3 + 1 bedroom home boasts: professionally developed basement, spiral staircase through all 3 floors, 25' x 15' 2 tiered media room, over-sized triple garage & is just steps from off leash park, playgrounds, schools and trendy 17th Ave!

C3333099



Altadore \$1,450,000
1909, 48 Avenue SW



Altadore \$1,450,000
1909, 48 Avenue SW

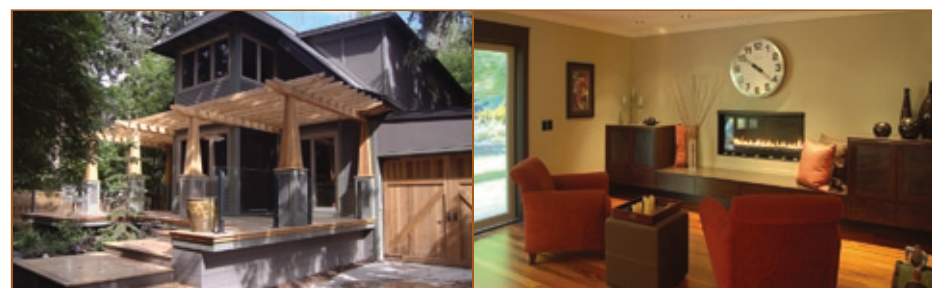
The true definition of inner-city luxury in this exceptional home built by Mission Homes. 1759 + 658 s.f. with rich hardwood floors, detailed cream millwork, built-in sound system & so much more. Master boasts coffered ceiling, walk-in closet & incredible steam-shower ensuite with wine fridge. Basement has heated floors and is developed to include media room (with built-ins), wet bar & 3rd bedroom with ensuite. Amazing patio with wood-burning outdoor fireplace.

C3350116

Upper Scarboro \$995,000
2420 Sovereign Crescent SW

Over 2400 s.f. bungalow (+ fully developed basement for a total of over 4500 s.f. of living space) with amazing ridge views sitting atop a pie lot on the bluff! Rich hardwood floors, spacious, open floorplan, comfortable master retreat boast a private balcony and steam shower ensuite. Self-contained nanny suite in basement, natural stone patio in large rear yard! Huge potential to create your dream home!

C3347869



Elbow Park \$2,195,000
130 Garden Crescent SW

Architecturally designed, this exquisite renovation is a fabulous downtown retreat in a tranquil location: backing a ravine, steps to the river & Glencoe Club, and you can walk to work. Brazilian tiger hardwood, custom Cherry woodwork, ambient lighting, energy efficient heat, a/c & insulation. The gourmet kitchen boasts premium stainless appliances & unique glass backspash. Beautifully appointed wine cellar & media room, dual master suites with vaulted ceilings, walk-in closets & fabulous ensuites!

C3338081