

SAM

SHOWCASING CALGARY'S GREAT MOVES



Lincoln Park, \$289,000

#113, 35 Richard Court, SW - Trendy, modern 2-bedroom, 2 bath apartment condo walking distance to Mount Royal University. 793 SF with den & large, private covered patio. Private location w/ in-suite laundry and assigned underground heated parking.



Strathcona Park, \$549,000

124 Straddock Crescent, SW - Charming bi-level offers over 2400 SF of dev'd living space. Located on low-traffic street backing a treed grove. Beautiful vaulted living room, formal dining room, family room with wood-burning f/p. Close to shopping, transit & schools.



Signal Hill, \$575,000

2767 Signal Hill Drive, SW - 2069 SF 2-storey on an amazing 156-foot deep lot, professionally landscaped, with west exposure, immaculately maintained 3 bedroom home, open plan, city views, developed basement with games room & wet bar, car lover's garage. Close to transit & shopping.



Cougar Ridge, \$579,000

90 Cougarstone Terrace, SW - Wonderful family home with 2059 SF + dev'd basement in the desirable community of Cougar Ridge. Rich Brazilian cherry hrdwd, granite, steam shower & in-floor heat in lower bath and a large yard for the kids to play in.



Wentworth, \$619,000

7883 Wentworth Drive, SW - Wonderful former Avi showhome. Steps to St. Joan of Arc school, transit, shops & restaurants. 2200+ SF & dev'd basement, 3 beds & 4 baths. Gorgeous vaulted ceiling in kitchen & great room, skylights, large back yard with spacious deck.



Aspen Woods, \$625,000

11 Aspen Stone Terrace, SW - Immaculate 2-storey on low-traffic street. 2301 SF + dev'd basement. Granite-topped island kitchen, large bonus room & in-floor heat. Ideal family home with 5 beds & 4 baths. Close to shopping, future LRT, schools and a quick commute to DT.



South Calgary, \$635,000

2020 28th Avenue, SW - Contemporary split level on an inner city view lot! Recently renovated from top to bottom, kitchen with concrete countertops, mosaic tile backsplash, hardwood floors, renovated bathrooms, vaulted living room with full height stone fireplace, master w/ private enclosed deck.



West Hillhurst, \$749,000

2027 - 1st Avenue, NW - Truly unique home on lovely tree-lined street in desirable West Hillhurst. Authentic Mexican tile/plank hardwood floor on main. 1941 SF + dev'd basement. 2 beds, 4 baths, media room, double det. garage. Bike ride to DT, close to SAIT, ACAD & Riley Park.



Discovery Ridge, \$825,000

47 Discovery Ridge Lane, SW - Gorgeous location, steps to Griffiths Woods Park. 2100+ SF walkout bungalow w/ loft. Bright, open plan w/ maple hrdwd & granite counters. Perfect yard for entertaining w/ large paving stone patio, outdoor wood-burning f/p & built-in BBQ!



Cougar Ridge Estates, \$950,000

78 Coulee View, SW - Luxurious family home with over 4400 SF dev'd living space. Deluxe finishings include 10' ceilings, millwork, rich hardwood and tile flooring. Stunning gourmet kitchen with premium appliances. Short commute to DT and West Hills amenities.



Wentworth, \$975,000

1125 Wentworth View, SW - Beautiful estate home backing a water feature. Over 2400 SF plus dev'd basement. Spacious master suite w/ sitting room, stunning kitchen with large granite-topped central island. Immaculate landscaping and wonderful tiered back deck.



Airdrie, \$985,000

169 Coopers Park, SW - Exquisite estate home backing onto a park & walking paths in the Estates of Coopers Crossing. Over 3700 SF dev'd, 3 beds & 4 baths. Stunning great room with gas f/p with flr-ceil stone facing, gourmet's kitchen & coffered ceiling in dining room.



Springbank, \$1,095,000

39 Pinecone Lane - Pinebrook Estates, 2 acres, updated bungalow with loft, 2800 SF, soaring windows & ceilings, travertine, granite, hardwood, premium stainless steel appliances including integrated Sub-Zero fridge, 4 bedrms, at city limits, minutes to West Hills, shopping & quick commute to DT.



Valley Ridge, \$1,150,000

88 Valley Ridge Point, NW - Elegant bungalow with w/out basement backing a beautiful golf course. 4400+ SF of development with 4 beds & 3 baths. Beautiful hand-plastered ceiling details, skylight, barrel vault ceiling in foyer. Gorgeous landscaping w/ water feature & large patio.



Aspen, \$1,275,000

9 Aspen Meadows Park, SW - 3015 SF + developed walkout, fabulous south backyard perfect for outdoor entertaining w/ deluxe built-in BBQ, granite topped bar + outdoor fireplace! 3 + 2 bedrooms, 4 bathrooms, master ensuite w heated floors & fireplace, media room, family room w/ wet bar.



Elbow Valley, \$1,475,000

23 Wolfwillow Lane - Beautiful 2933 SF 2-storey with dev'd walkout on a 2 Acre (+/-) lot in prestigious Elbow Valley. Gourmet's kitchen with glass mosaic backsplash & premium stainless appliances. Enjoy the view from all 3 levels on the upper decks or the walkout patio.



Spring Valley, \$1,495,000

3463 Springbank Drive, SW - Fabulous family home on a huge pie-lot in a knockout location backing a ravine with mountain views. 2-storey with walkout. 3083 SF + dev'd basement. 4 beds & 4 baths. Close to schools, shopping, restaurants & quick commute to DT.



North Springbank, \$1,590,000

120 Aventerra Court - Spectacular walkout bungalow on 2 acres (+/-) near Springbank Links golf course. Over 5500 SF of dev'd living space with 5 beds and 4 baths. City & mountain views, 4-car, heated garage, media room, close to amenities but enjoys privacy of country living.