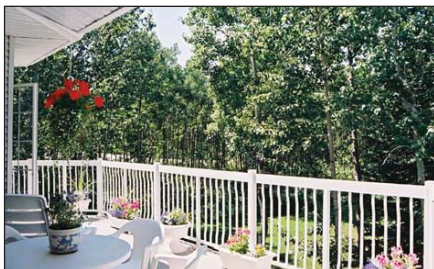


samcorea

www.samsluxuryhomes.com

**OASIS WITHIN THE CITY, \$895,000
PARK-LIKE 1-ACRE LOT**

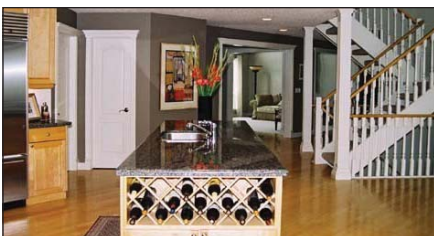
Just listed. Exquisite country home in desirable Anatapi Estates, one of the most beautiful areas in Springbank, just 5 minutes from Westhills and close to downtown. This 3426 sq.ft. 2 storey offers an oversized triple garage and a fully developed walkout basement, set in a quiet & secluded treed acreage. All rooms are on a grand scale with a total of 5 bedrooms, all with ensuite bathrooms & walk-in closets. Features gracefully curving open staircase, huge windows, white millwork & cabinetry, Great Room with 2 storey height ceiling, expansive kitchen with centre island and butler's pantry, beautiful sunroom, octagonal dining room and main floor den. Wheelchair friendly.

36 Anatapi Lane S.W.

**COUNTRY ELEGANCE, \$995,000
ON BEARSPAW GOLF COURSE**

Just listed. Custom built, architectural masterpiece, blending understated elegance with all the casual aspects of country living. Hillside bungalow with loft and fully developed walkout basement, totalling 5373 sq. ft. of living space, on a beautiful 2 acre parcel just minutes from Crowfoot Towne Centre and fronting on to Bearspaw golf course. Designed with grand walkout level boasting dramatic split staircase to the main floor, atrium with high windows and "bridge" walkway, high ceilings, extensive hardwood flooring, rich woodwork and river-rock fireplaces. The ivory kitchen will accommodate many cooks and boasts granite countertops and a turreted breakfast nook. There are 3 bedrooms & a large loft.

103 Nagway Court

**PATTERSON, \$585,000
WALKOUT BASEMENT, GREENBELT**

Just listed. Beautifully planned and immaculately kept family residence, exquisitely designed around a dramatic open-string, switchback staircase set at 45-degree angle in the centre of the home. The plan offers 2-storey formal living room with east exposure, generously scaled formal dining room, open plan gourmet kitchen boasting maple cabinetry, granite counters. Oversized breakfast nook with French door to large rear deck with stairs to rear yard backing west on natural green space. 2-storey family room with slate-finished gas fireplace and west facing window wall to green space. 3 generously scaled upper bedrooms to include a superb master suite with large sleeping quarters. Extensive maple flooring on main, wool sisal carpeting, mix of granite and cultured marble counters.

375 Patterson Boulevard S.W.

**MARDA LOOP, \$269,900
INNER CITY, R2 LOT WITH SUITE**

Just listed. Updated inner-city home with sunny south backyard on no-through street with easy downtown access. Updates include kitchen countertops and ceramic backsplash, kitchen and bath linoleum, main floor bathroom fixtures, neutral-toned berber carpeting, plus large 2-tier deck. Generously scaled living room with huge windows to nicely treed front yard, bright and spacious eat-in kitchen with ample cabinetry and counter space, plus large south-facing window. Basement level (with separate back entrance) has been developed as an in-law suite, featuring combination living/dining area, partial kitchen, bedroom and full bath. Basement easily functions as a large lower rec room with wet bar, 4th bedroom and full bath. This home offers good revenue potential or close-in lot suitable for new, walkout residence.

2445 31st Avenue S.W.

samcorea

Phone: (403) 686-7800

What is your home worth? Call for a market evaluation