

samcorea

www.samsluxuryhomes.com

Choose your home in Elbow Valley

ELBOW VALLEY ESTATES, \$3.9 MILLION

Backing onto the lake! Incredible custom built bungalow with fully developed walkout basement and huge upper level office, offering a total of 9000 sq. ft. of carefully planned living space. Features unparalleled craftsmanship and attention to detail. Wired for almost every conceivable convenience – a click of the mouse can do it all. Includes 4 large bedrooms all with full ensuite bathrooms & walk-in closets, professional catering ready gourmet kitchen, 890 sq. ft. private home office area and conference room, media room and 4 solariums.

**ELBOW VALLEY ESTATES, \$1,190,000**

Beautiful heritage reproduction style home on a 2.2 acre lot backing onto ravine, creek and walking paths. This 2843 sq. ft. one and a half storey includes developed "daylight" basement, 5 bedrooms and a bonus room. Features arts 'n crafts style archways, columns, beamed ceilings, high windows & ceilings, 2 wood-burning river-rock fireplaces (one in the romantic main floor master suite) and heritage style country kitchen with wood burning "forno oven" (for gourmet style pizza's & home baked bread).

12 Wolfwillow Point**ELBOW VALLEY ESTATES, \$950,000**

Stylish 2939 sq. ft. one and a half storey home with developed walkout basement and triple garage. Everyone wants to spend the weekend here – there's a professional 2 tiered home theatre, fabulous, glass-enclosed indoor pool (with pool cover that can be locked and walked on), steam shower, and games room with waterfall feature wall and views into pool. Main floor master suite with huge shower enclosure, fireplace, oversized walk-in closet with dual entryways, and French doors opening to deck.

223 Snowberry Circle**ELBOW VALLEY ESTATES, \$879,900**

Listed and sold to my own buyer. Custom built 2072 sq. ft. hillside bungalow in a lovely location overlooking the ponds and pathways and with views to the mountains and surrounding countryside. Features heated flooring on both the main floor and in the fully developed walkout basement. Open floor plan with full wall of windows to take advantage of the views, 1 + 3 bedrooms, main floor den, walkout developed with professional style media room with theatre lighting and sound proofing.

52 Majestic Point**ELBOW VALLEY ESTATES, \$859,900**

An idyllic location, fronting onto a treed greenbelt and backing onto one of the many water features in Elbow Valley. Exquisite custom built 2137 sq. ft. bungalow + fully developed walkout basement. Features extensive use of limestone & maple flooring, vaulted ceilings, huge windows, lots of built-ins, Cat-5 wiring throughout, huge gourmet kitchen with granite countertops, 1 + 3 bedrooms, main floor den, sound-proof media room, games room with wet bar. Triple attached garage.

106 Crooked Pond Way**ELBOW VALLEY ESTATES, \$825,000**

This beautifully kept one and a half storey includes a total of 6 bedrooms (3 up and 3 in the walkout basement) and offers a total of almost 3800 sq. ft. of living space. Finishing details include high coffered ceilings, ivory millwork, faux finish paint treatments, extensive use of hardwood flooring, numerous built-ins, maple kitchen with granite countertops, 3 fireplaces (2 wood burning), sunny west backyard with tranquil view of the pond and surrounding countryside, triple attached garage.

49 Majestic Point**ELBOW VALLEY ESTATES, \$795,900**

2549 sq. ft. bungalow plus fully developed walkout basement offering a total of almost 4500 sq. ft. of luxurious living space. Finishing details include 10' high bordered & hand plastered ceilings, barrel-vaulted dining room, ivory millwork, a mix of antiqued ivory and dark maple kitchen cabinetry and extensive use Brazilian cherry hardwood flooring. Includes 1 + 3 bedrooms, 2 dens, media room & triple attached garage.

103 Snowberry View**ELBOW VALLEY ESTATES, \$599,900**

2880 sq. ft. one and a half storey home plus fully developed basement. Features high ceilings, archways, sunny kitchen with rich oak cabinetry, main floor master suite + 2 upper bedrooms and a bonus room with separate entryway (ideal for home office). The basement is developed with a 24' indoor pool and hot tub, compete with "Life Breath" system to control humidity. There is a separate games room with windows looking into the pool, the floors are heated in the basement & in the garage.

4 Majestic Gate

samcorea

Phone: (403) 870-8811

What is your home worth? Call for a market evaluation