

## TEAMMATE

**You. Me. WE.** What it comes down to is, houses sell quicker and buyers find new homes faster when WE work together! SAM knows that teamwork is key in being successful. Making your agent your teammate requires choosing a realtor you trust personally and professionally. Just like training for any team sport, strong partnerships require commitment, communication and compromise. The strongest teams have the power to win – so investing in the right team can be priceless.

## COMMUNICATOR

**And That's No Small Matter...** In real estate – as in all aspects of life, actually – TRUST can make all the difference in the world. Trust your gut. It's important that you locate a realtor you will feel comfortable working with. Trust SAM. He respects your time and the fact that you are committing to a serious investment. Sam knows the real estate business, knows your local market, has both a solid reputation for dedication, integrity and clearly, a solid record of success!

## STRATEGIST

**Finding Your Soulmate Is Only The First Step...** When he agrees to help you buy or sell a property, SAM becomes more than just another sales agent trying to close a deal. He becomes your right hand man, your partner, your expert strategist and negotiator, your personal and discreet advocate at-large and communicator. He brings you the exclusive use of his estimable work ethic and well-rounded skill as a marketing maverick and sales professional. SAM will listen and learn to understand exactly what his clients need and want.

## NEGOTIATOR

**Become a Client, for Life...** SAM has sold more than 2,500 homes since 1993. He's genuinely committed to his clients because they are just as committed to him. Some families have worked with SAM for as many as 9 times in 18 years, helping them both BUY and SELL their homes. Other clients are just as loyal by consistently using SAM 3 to 5 times. Repeat relationships and enthusiastic referrals are PROOF that SAM thrives on his commitment to his CLIENTS FOR LIFE.

## ENTHUSIAST

**WE Both Want The Same Thing...** A quick sale at a great price – and we are more likely to achieve those results if we act in tandem, using all the tools at our disposal. Here's to working together toward achieving our mutual goal! For an energetic, business-like approach that's refreshingly different and highly successful: **SAM'S YOUR MAN!**

### INNER CITY

ALTADORE/RIVER PARK | \$695,000



5012 20 STREET, SW

- One of the best streets in Altadore
- Spacious open plan
- South-facing 138-foot yard
- Double detached garage
- Close to golf, recreation and off-leash park
- Fully developed basement with bedroom and bathroom

<http://samcorea.ca/properties/501220Street/>

GLENBROOK | \$599,000



4516 30 AVENUE, SW

- Fully renovated
- 4-level split
- 4 bedrooms
- Open concept plan
- Huge cedar deck
- Oversized detached garage
- Private landscaped 130-foot lot

<http://samcorea.ca/properties/451630THAvenue/>

### WEST HILLS

SIGNATURE PARKE | \$695,000



121 SIMCOE VIEW, SW

- 1580 SF bungalow
- Soaring 12-foot ceilings
- Triple garage
- South exposure
- Very bright developed basement
- 3 bedrooms & 3 baths
- Huge pie shaped lot

<http://samcorea.ca/properties/121SimcoeView/>

SPRINGBOROUGH | \$644,900



2 SPRINGBOROUGH GREEN, SW

- 1786 SF Bungalow
- Developed basement with media room
- Open kitchen with granite counters
- Backs linear greenspace
- 3-sided fireplace in breakfast nook

<http://samcorea.ca/properties/2SpringboroughGreen/>

### COUNTRY HOMES

ELBOW VALLEY ESTATES | \$1,075,000



36 CROOKED POND GREEN

- 1926 SF bungalow
- Developed walkout basement
- Steps to golf course & ponds
- Dramatic upgraded home
- 3 bedrooms & den
- 3330 SF developed
- Impressive wine cellar
- Coffered ceiling

<http://samcorea.ca/properties/36CrookedPondGreen/>

PINEBROOK ESTATES | \$1,195,000



39 PINECONE LANE

- 3500+SF of development on 2 acres
- Golf course community
- Updated gourmet kitchen
- 4 bedroom bungalow with loft
- Minutes to shopping & services
- 2-storey travertine fireplace

<http://samcorea.ca/properties/39PineconeLane/>



403.870.8811 | [www.SamCorea.ca](http://www.SamCorea.ca)

#1 IN CALGARY!

#2 WORLDWIDE



samcorea REMIX  
HOUSE OF REAL ESTATE

SHOWCASING CALGARY'S GREAT MOVES

403 870 8811 | [www.SamCorea.ca](http://www.SamCorea.ca)



samcorea



RE/MAX  
HOUSE OF REAL ESTATE

# INNER CITY

ALTADORE/RIVER PARK | \$859,000



**1945** 49TH AVENUE, SW

- Stylish, upgraded new home
- 2193 SF, 3 + 1 bedrooms
- Fully developed basement
- Hardwood floors throughout
- 138-foot deep south lot
- 2 fireplaces & large media room

<http://samcorea.ca/properties/194549Avenue/>

ALTADORE/RIVER PARK | \$1,450,000



**2037** 49TH AVENUE, SW

- Luxurious, upgraded "Mission Homes"
- Wolf & Sub-Zero appliances
- Desirable Aspen marble & Caesar stone counters thru-out
- 3200+ SF, 3 + 1 bedrooms
- Terrific location, 138-foot south facing lot

<http://samcorea.ca/properties/203749Avenue/>

ALTADORE/RIVER PARK | \$1,265,000



**3809** 15A STREET, SW

- Sleek & contemporary
- Totally loaded, open plan
- Inner city, near River Park
- Amazing landscaping
- 2336 SF, 3 bedrooms
- Rich woodwork & granite

<http://samcorea.ca/properties/380915AStreet/>

ALTADORE/RIVER PARK | \$825,000



**3928** 6A STREET, SW

- Altadore River Park
- 4-bedroom walkout
- Granite counters & site-finished hardwood
- Coffered ceiling in great room
- Established family neighbourhood
- Vinyl-clad deck with gas & water outlets

<http://samcorea.ca/properties/392816AStreet/>

INNER CITY | \$359,000

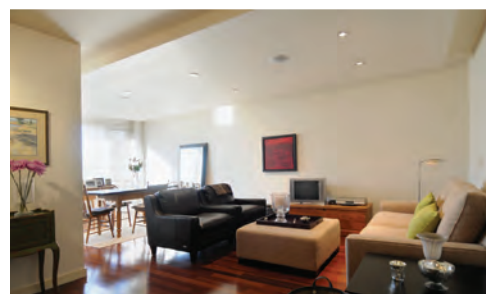


**508** 114 15TH AVENUE, SW

- 2 bedrooms
- 2 full bathrooms
- Walk to downtown core
- Close to new Sunterra
- Huge tiled terrace overlooking city view
- Titled underground parking space

<http://samcorea.ca/properties/50811415THAvenue/>

RIDEAU PARK | \$275,000



**107** 3339 RIDEAU PLACE, SW

- Breathtaking mountain views
- Surrounded by greenspace
- Fully-updated interior with hardwood
- Modern kitchen with stainless appliances
- Tranquil & exclusive community
- Walking distance to downtown core

<http://samcorea.ca/properties/1073339RideauPlace/>

# WEST HILLS

ASPEN ESTATES | \$1,150,000



**38** ASPEN MEADOWS HEATH, SW

- 3097 SF / 1016 below grade development
- Handscrapped wide-plank hardwood
- Desirable Aspen Woods
- Formal dining room & main floor den
- 2-storey stone fireplace in great room
- 4 bedrooms upstairs / 1 in basement

<http://samcorea.ca/properties/38AspenMeadowsHeath/>

ASPEN ESTATES | \$1,095,000



**311** ASPEN MEADOWS HILL, SW

- Stylish "Manhattan" Loft
- Rustic exposed brick walls
- 3100+ SF, 3 bedrooms
- Private Elevator
- Wolf & Sub-Zero appliances
- Ultimate in high-end finishes

<http://samcorea.ca/properties/311AspenMeadowsHill/>

ASPEN ESTATES | \$1,350,000



**11** ASPEN RIDGE LANE, SW

- Very Exclusive Address
- \$400 SF of living space
- Wine cellar with iron gates
- Main floor master suite
- Total of 7 bedrooms
- Triple car garage

<http://samcorea.ca/properties/11AspenRidgeLane/>

ASPEN ESTATES | \$1,795,000



**90** ASPEN RIDGE WAY, SW

- Developed walkout
- 4500+ SF developed / 13,000+ SF pie lot
- Large ridge lot
- Majestic 270' views
- 2+2 bedrooms / 6 baths
- Oversized triple garage

<http://samcorea.ca/properties/90AspenRidgeWay/>

ASPEN ESTATES | \$825,000



**222** ASPENSTONE PLACE SW

- 2500 SF, 3 + 1 bedrooms
- Developed basement
- Den with full height built-ins
- Stylish & contemporary
- Dark wood & granite
- Large mudroom with lockers

<http://samcorea.ca/properties/222AspenStonePlace/>

# COUNTRY HOMES

BEARSPAW | \$880,000



**97** HILL SPRING MEADOW

- Updated & contemporary acreage
- 2168 SF bungalow, 3 + 1 bedrooms
- 3500 SF of development
- 4 acres, ideal for 2 horses
- Triple garage, amazing views
- 15 minutes to Crowfoot Centre

<http://samcorea.ca/properties/97HillSpringMeadows/>

SPRINGBANK | \$2,795,000



**53** UPLANDS RIDGE

- 2 acres, minutes to downtown
- Unobstructed mountain views
- 6,800 SF of luxurious living
- 6 car attached garage
- "Smart Home" technology
- The ultimate wine cellar

<http://samcorea.ca/properties/53UplandsRidge/>

STONEPINE | \$3,495,000



**16** GRANITE RIDGE

- Mission Homes masterpiece
- 2658 SF bungalow + walkout
- The ultimate in high-end finishes
- Featured in the "Calgary Herald"
- Front courtyard with fireplace
- Exclusive gated enclave

<http://samcorea.ca/properties/16GraniteRidge/>

DISCOVERY RIDGE | \$1,195,000



**83** DISCOVERY RIDGE BLVD SW

- Backing treed green space
- \$170,000 in recent renovations
- 2900 SF + developed basement
- Beautiful master with retreat
- Extensive built-ins
- Lots of stone & rich woodwork

<http://samcorea.ca/properties/83DiscoveryRidgeBoulevard/>

DISCOVERY RIDGE | \$859,000



**329** DISCOVERY RIDGE BLVD, SW

- 2-storey / 3 bedroom home
- Sides to greenspace with water feature
- 2618 SF / 948 basement development
- 2 bedrooms down / walk-in closets
- Formal dining room with butler's pantry
- Walnut hardwood throughout main floor

<http://samcorea.ca/properties/329DiscoveryRidgeBoulevard/>

PATTERSON/PROMINENCE | \$925,000



**55** PATRICK VIEW, SW

- 2900 SF 2-storey
- Developed walkout with view
- 4300+ SF developed
- 4 bedrooms / 4 baths
- Main floor den
- Wine cellar & sauna
- Triple garage

<http://samcorea.ca/properties/55PatrickView/>

PATTERSON/PROMINENCE | \$525,000



**197** PATTERSON HILL, SW

- Rare 3-bedroom bungalow
- 1708 SF / 921 below grade development
- 2 bedrooms / bath below grade
- Original oak hardwood floors
- Formal dining room
- Patio & fireplace in fenced yard

<http://samcorea.ca/properties/197PattersonHill/>

SIGNAL HILL | \$699,000



**311** SIENNA HEIGHTS HILL, SW

- 2600 SF, 3 + 1 bedrooms
- 3600+ SF developed
- Perfect location for families
- Walk to elementary school & soccer field
- Granite counters, stainless steel appliances
- Beautiful built-ins

<http://samcorea.ca/properties/311SiennaHeightsHill/>

SIGNAL HILL | \$625,000



**2767** SIGNAL HILL DRIVE, SW

- 2070 SF 2-storey
- Developed basement
- 3 bedrooms & 3 baths
- Huge west exposure lot
- Deep west backyard
- City views / near transit & shopping

<http://samcorea.ca/properties/2767SignalHillDrive/>

WENTWORTH | \$699,000



**43** WENTWORTH HEIGHTS, SW

- Beautiful bungalow backing onto ravine
- Large pie shape lot at end of quiet cul-de-sac
- Prof. designed & low maintenance landscaping
- Fully developed walkout with 9-foot ceilings
- Walking distance to shops & restaurants
- Ideal empty-nester home

<http://samcorea.ca/properties/43WentworthHeights/>

WENTWORTH | \$975,000



**1117** WENTWORTH VIEW, SW

- Incredible, tranquil location!
- Backing ravine & pond
- Upgraded & contemporary
- 2358 SF, 3 + 1 bedrooms
- Over 3200 SF developed
- Spacious kitchen, perfect for entertaining

<http://samcorea.ca/properties/1117WentworthView/>

WENTWORTH | \$1,695,000



**15** WESTPARK PLACE SW

- Backing onto tranquil pond
- 3365 SF, 2 + 2 bedrooms
- Developed walkout basement
- Triple garage, south exposure
- Fireplace on the back deck
- Extensive upgrades thru-out

<http://samcorea.ca/properties/15WestparkPlace/>

WENTWORTH | \$1,795,000



**19** WEST PARK PLACE, SW

- Backs onto water feature
- Developed walkout basement
- Professionally landscaped
- Private enclave of West Park
- Media room & wet bar
- Oversized heated triple garage

<http://samcorea.ca/properties/19WestparkPlace/>



**#1 IN CANADA!**  
**#2 IN THE WORLD!**

RE/MAX  
HOUSE OF REAL ESTATE

Las Vegas, March, 2011

Re/Max just announced that Sam Coreia is ranked #1 overall in ALL of Canada and #2 in the world for total commissions earned in 2010. (Re/Max has over 100,000 agents in 83 countries worldwide with an impressive 35% market share in Canada). Sam's unique commitment to truly understanding his clients needs and his superior and far-reaching marketing efforts have brought success for buyers and sellers of Calgary homes across all price ranges. Want proof? In 2010 he successfully negotiated over 150 transactions, selling over \$100 million dollars in real estate.

Now is your chance to work with the best in the business! So, will your home be featured in his next brochure? Call SAM today!

**samcorea**

SHOWCASING CALGARY'S GREAT MOVES

403 870 8811 | [www.SamCorea.ca](http://www.SamCorea.ca)