



88 Prominence View SW \$209,900
BACKING & SIDING RAVINE

The ideal location, this neat townhome is an end unit, set in a quiet cul-de-sac both backing & siding onto the ravine! Features rich oak hardwood flooring and cherry toned kitchen cabinetry and built-ins, marble faced gas fireplace, neutral toned carpeting, white raised panel doors, double turret design (turrets on both back & front of unit) with lots of windows so that natural light floods in on three sides (living room, large island kitchen, upper den & master bedroom all feature the turret with wrap around windows), 2 Bedrooms, jet tub ensuite w/ separate shower. Double underdrive (tandem) garage.



49 Simcoe Place SW \$214,900
UPSCALE TOWNHOUSE

Simcoe Heights, walk to West Side Rec Centre, Sunterra Market & stylish boutiques! This sun-filled & upscale townhouse offers over 1500 s.f. of living space w/ a single garage. Built in 2001 and featuring extensive slate flooring, upgraded berber carpeting, gas fireplace, large windows, huge deck-style balcony, master bedroom w/ Juliet balcony, large walk-in closet & full ensuite + 2 big additional bedrooms w/ corner windows. Undeveloped basement ideal for future 4th BR or home office. Fantastic, like a showhome!



144 Sierra Madre Cres. SW \$329,000
RICHMOND HILL ON GREENBELT

The Estates of Richmond Hill, terrific location, on a quiet crescent backing west onto a greenbelt with walking pathway. This 2092 sq. ft. 2 storey also has a finished basement offering an additional 585 s.f. of living space for a total of almost 2700 s.f.! It's a great room plan w/ formal dining room, large kitchen w/ centre island/eating bar, dining nook opening to deck, den with French door, upper loft overlooking foyer, huge master w/ jet tub ensuite, 2 additional BR + basement w/ games room & adjoining den/bedroom & full bathroom.



25036 Briarwood Drive \$695,000
BEARSPAW, 2 ACRE PARCEL

Exceptional shaker style new home set on a 2 acre lot, backing into the trees, in Bearspaw. This thoughtfully designed family home offers 4247 sq. ft. of total development including walkout basement with a total of 5 bedrooms and 2 dens. Features a large kitchen w/ white cabinets & granite counters, huge walk-in butler's pantry, hardwood floors & nook w/ wrap around windows, formal dining room w/ stepped ceiling, living room w/ 2 storey height ceilings, granite faced fireplace & tranquil view of the woods. Triple attached garage.



101 Hamptons Circle NW \$735,000
GOLF COURSE, PANORAMIC VIEWS

Beautifully designed, gently used, one owner home in desirable "Hamptons" backing onto the golf course and ravine with panoramic city & countryside views from all 3 levels! 3511 sq. ft. 2 storey + fully developed walkout basement & triple attached garage, finishing details include ivory millwork, plush carpeting, antiqued cabinetry, granite countertops, maple built-ins, open string curved stairway, main floor den, huge gourmet kitchen, a total of 5 bedrooms (3 w/ full ensuite bathrooms) and master suite with 2 walk-in closets, huge bow window to enjoy views.



3371 - 77 Street SW \$829,000
SPRING VALLEY ESTATES, NEW

Unobstructed view property! Terrific location. This 3530 sq.ft. 2 storey offers panoramic mountain & city views from both main & upper floors, has a developed walkout basement & a 4 car attached garage! Grand open design with high ceilings, large great room w/ 11' high ceilings, sweeping iron & maple staircase, extensive hardwood floors, huge windows, gourmet kitchen w/ antiqued maple cabinetry, granite counters & centre island, formal dining room, sitting room, den with stone fireplace, 3 upper bedrooms & bonus room.



195 Strathaven Circle SW \$349,000
STRATHCONA STEPS TO SCHOOL

Terrific location, quiet crescent, backing west onto secluded park! This property is walking distance to both Separate & Public elementary schools in Strathcona Park and offers over 2400 s.f. on the upper 2 levels w/ an additional 1200 s.f. dev'd down w/ 4 + 1 BR & den. The main floor offers extensive hardwood, brick f/p, formal LR & DR & vaulted main floor family room. The basement has newer carpet, a games room/family room, BR & bath. The sunny west backyard is beautifully landscaped.



406 Garrison Square SW \$379,000
LIVE UP, RENT DOWN?

Have a friend help pay your mortgage: this 3 storey brownstone in Garrison Woods has a walkout basement with private entrance and a 600 sq. ft. space w/ kitchenette, Living Rm & bedroom w/ ensuite bathroom. The upper floors offer over 2000 sq. ft. w/ 9' high ceilings, open plan w/ gas fireplace, white kitchen, hardwood flooring, bay windows, large deck off the eating nook, 2nd floor w/ 2 BR & loft + fully finished 3rd floor w/ high ceiling, ideal as a games room, media room or home office. Walk to shopping & restaurants in trendy Marda Loop



11 Strathlea Cres. SW \$449,000
SPRING HAVEN BEST BUY

Thoughtfully designed and tastefully decorated 2495 sq. ft. 2 storey on quiet crescent in desirable Spring Haven of Strathcona. Boasting excellent curb appeal w/ extensive brick accenting & beautiful landscaping. Finished w/ 9' & 10' high ceilings, ivory millwork & maple cabinetry, granite countertops in kitchen & bathrooms, extensive maple flooring, large windows, 2 storey foyer, main floor den w/ French door, upper bonus room & 3 BR, west backyard. Close to parks & playgrounds. Better than new, Nothing to do but move in!



157 Springborough Green SW \$449,900
SPRINGBOROUGH, NEW HOME

New home ready for immediate possession! bright & well planned 2 storey, 2406 sq.ft. on cul-de-sac, walking distance to Westside Rec Centre! Finished w/ 9' high bordered ceilings, white millwork, maple cabinetry, granite countertops, rich brazilian cherry hardwood, foyer w/ high ceilings, open staircase, Great Rm w/ elegant arch-topped built-ins, large kitchen with stainless Steel appliances. 3 upper BR & bonus Rm.



118 discovery Ridge Blvd. SW \$549,000
TRENDY BUNGALOW ON GREENBELT

Backing into the wooded greenbelt adjacent to Griffiths Woods Environmental Reserve! This stylish hillside bungalow offers a fully developed walkout basement with a total of over 2700 sq. ft. of contemporary living space. Like the centre spread in a home & garden Magazine, this property shows beautifully. Features 10' high ceilings, floor to ceiling windows to bring the outdoors inside, smooth stone & berber carpeted floors, sleek maple cabinetry, granite countertops, ceramic tile vanity tops and stainless steel appliances.



204 Christie Knoll Point SW \$599,000
CHRISTIE ESTATES, RENOVATED

Nothing to do but move in! Located in desirable Christie Estates on a quiet street this 2675 sq. ft. two storey has been extensively renovated in the past 5 years. It's a charming home with traditional centre hall plan and spacious formal rooms. Upgrades include oak hardwood flooring, granite kitchen counters, cornice mouldings, designer paint colors and wide California shutters. Grand foyer w/ sweeping curved staircase, formal living & dining rooms, island kitchen, adjoining family room with brick fireplace and 4 large upper floor bedrooms.

Country Homes. Calgary Acreages over \$700,000

View interior photos at www.samsluxuryhomes.com



Spring Haven Estates \$719,900
SPRINGBANK 3.88 ACRES

Close-in acreage, as pretty a piece as you've ever seen, beautifully landscaped & fenced almost 4 acre parcel w/ 3650 sq. ft. 21/2 storey home, built in 1998, offering turn-of-the-century grandeur and welcoming country kitchen ambience! Finishing details include old fashioned sash windows, hardwood floors, cornice mouldings, extensive woodwork & wainscoting, fireplace mantles, hand plastered ceilings, off-white country kitchen & formal dining room w/ double French doors, 4 upper bedrooms (master w/ fireplace & huge private deck), fully finished 3rd floor w/ 5th bedroom and bathroom.



29 Slopes Road SW \$849,000
WALKOUT BUNG., SUPERB VIEWS

Fabulous open planned hillside bungalow on a 1/2 acre lot with panoramic Rocky mountain views from both main & walkout level! This 2241 sf home offers over 4000' of high end development with 9 & 11 foot high ceilings, cornice mouldings, rich cherry cabinetry & bookcases, granite counters & vanities, extensive hardwood & heated slate & limestone flooring and huge windows to enjoy the views. Include 2 Br on main + fully dev'd walkout includes extensive built-ins in games room, family room, huge spa-like bathroom, home office.



207 Winding River Point \$895,000
ELBOW VALLEY, SIZE "L"

Perfect for a large family, extended or blended family! This 4019 sq. ft. 2 storey has a fully finished walkout basement (for a total of over 5500 s.f.) with a separate entry and full sized gourmet kitchen, family room w/ full wall of built-ins & fireplace, bedroom, den & luxurious bathroom which makes an ideal nanny, teen or granny suite! This home offers 3 upper bedrooms & huge bonus room (4th BR?) in a separate wing. It's a great room plan w/ high ceilings, open string staircase w/ iron railings, maple kitchen w/ slate countertops, 3 stone fireplaces.



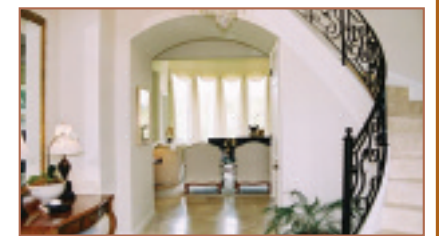
160th Street West \$975,000
CALGARY 8.3 ACRES

Spectacular home, high on the hill, with panoramic, unobstructed Rocky Mountain views from both levels! This hillside bungalow offers a total of almost 6700 sq. ft. of living space and was completed in 1998. finishing details include a mix of 9' to 20' high ceilings, grand open "split" staircase w/ iron spindles, hardwood floors, white millwork, natural wood cabinetry, granite counters, river-rock fireplaces, built-ins, a total of 4 bedrooms (all w/ ensuite), master w/ 2nd floor observatory/artist's retreat, huge media room and triple attached garage.



Elbow Valley \$1,190,000
LAKEFRONT BUNGALOW

Superb location backing onto the lake, enjoy the tranquil sound and sights of the water from either deck or dock! This 2345 sq. ft. bungalow offers a fully developed walkout basement with an additional 1780 sq.ft. of luxurious living space. The open plan includes polished limestone & cherry flooring, wrought iron railings & exposed beam ceilings. Large kitchen with cherry cabinetry, granite counters & top of the line stainless steel appliances. Plan includes den, gracious master bedroom, 3 additional bedrooms, walkout with in floor heating, wine cellar, media room/recreation room, wet bar and patio access.



7 Cheyenne Meadows Way \$1,275,000
CHURCH RANCHES, 3.4 ACRES

Truly spectacular 4542 sq. ft. 2 storey w/ fully dev'd walkout basement for a total of over 7000 sq. ft. of living space. This home offers an amazing main floor master bedroom and 3 upper bedrooms (one in it's own private wing ideal for extended family or nanny), extensive heated limestone & marble flooring, antiqued & ivory cabinetry, granite kitchen counters, numerous quality built-ins, 3 fireplaces, main floor library, dramatic formal dining room, sweeping curved stairway, walkout dev'd w/ huge media room, wine room, 5th BR & ensuite, triple attached garage.