

# Sam Corea's Select Properties

## Ultimate Exposure

Marketing your home for all it's worth!

View interior photos at  
[www.samsluxuryhomes.com](http://www.samsluxuryhomes.com)



Call Sam Corea  
 (403)-870-8811

**PATTERSON, \$289,900**  
**UNOBSTRUCTED VIEWS**



**Just listed**

- New two-storey townhouse
- Backing onto ravine and bike pathway
- Breathtaking downtown and city views
- Upgraded, over \$20,000 in appliances

**DISCOVERY RIDGE, \$599,900**  
**BACKING GREEN SPACE**



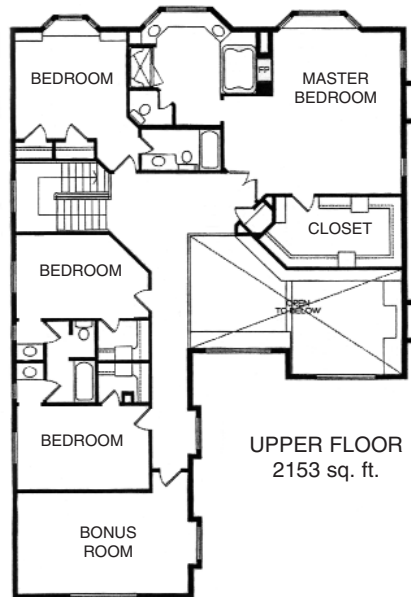
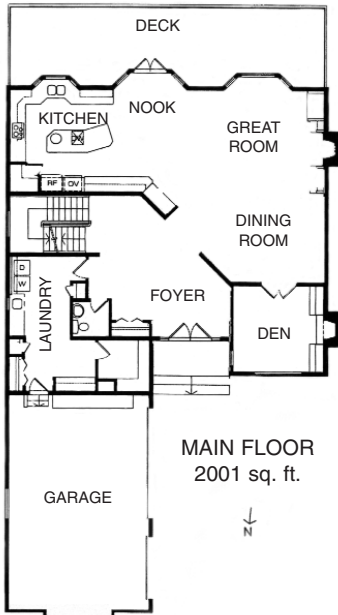
- Stylish and upgraded new home
- Ideal location, backs south onto greenbelt
- Barrel-vaulted ceiling, hardwood floors
- Fully developed walkout basement

**SIENNA PARK, \$539,900**  
**WALKOUT BUNGALOW**



- Quality construction, totally upgraded
- Bungalow with fully developed walkout
- Pie lot with beautiful views to the south
- Tile floors, granite counters, many built-ins

**Scenic Acres, \$849,000**



**Panoramic Mountain Views**

The perfect location – in a private & quiet enclave of exceptional Northwest homes on the hill with unobstructed views, from the mountains to the sparkling city lights. Set on a huge pie lot with over \$75,000 spent in landscaping, this 2 storey with walkout basement offers almost 6000 sq. ft. of living space. Features include panoramic views from all 3 levels, high ceilings, extensive hardwood floors and furniture-like built-ins, huge maple kitchen & adjoining family room, 4 upper bedrooms all with ensuite bathrooms, including palatial master suite with huge bay window and ensuite bath with double sized jetted tub and fireplace. Fully developed walkout with 5th bedroom, media room and games room.

**C/S ON THE SHEEP RIVER**  
**80 ACRES, \$1,390,000**



**Conditionally sold to my buyer**

- New hilltop estate
- Spectacular views of the mountains, river & valley
- 7600 sq. ft. developed
- 40 minutes west of Calgary

**ELBOW VALLEY, \$599,000**  
**HOME GYM, INDOOR POOL**



- Exclusive Elbow Valley Estates location
- 2879 sq. ft. plus fully developed basement
- Separate bonus room ideal as home gym
- Indoor lap pool & hot tub developed down

**COUGAR RIDGE, \$364,900**  
**WALKOUT BASEMENT**



- Stunning former showhome with walkout
- Exquisite maple kitchen, granite counters
- Great Room plan, extensive hardwood floors
- Huge bonus room, owner's suite w. city views

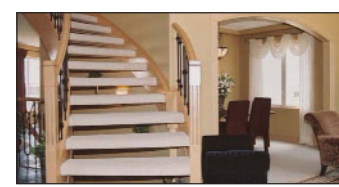
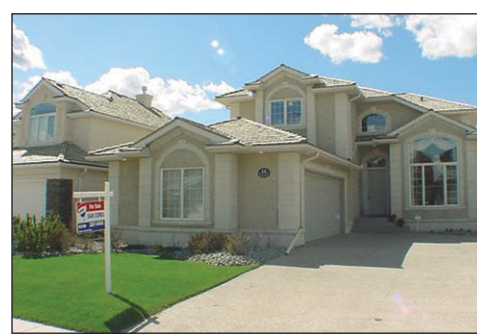
**C/S MOUNT ROYAL, \$1,175,000**  
**1/3 ACRE VIEW LOT**



- Two-and-a-half storey home
- Over 3600 sq. ft. developed
- 6 upper bedrooms
- Top floor master suite
- Developed basement



**SIGNAL RIDGE WEST, \$498,000**  
**FORMER SHOWHOME**



- Spectacular, like-new 2600 sq. ft. two storey
- Fully developed walkout basement
- Maple cabinets, granite counter
- Curved staircase, wrought iron spindles