

# Sam Corea's Select Properties Ultimate Exposure

Marketing your home for all it's worth!

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Call Sam Corea  
(403) 870-8811

**RE/MAX**  
house of real estate Agent

**SIGNATURE PARK, \$368,000 LUXURY VILLA**



**Just listed**

- Just listed, bungalow with walkout basement
- Over 2500 sq. ft. developed, 4 bedrooms
- Backing onto water feature and large fountain
- Bright open plan, gorgeous downtown views

**COACH HILL, \$182,900 2 MASTER SUITES**



**Just listed**

- Just listed, beautiful townhouse complex
- 1350 sq. ft. with 2 bedrooms and 2 ensuite
- Upgraded with tile floors, large soaker tub
- Fireplace and garage, like new condition

**DISCOVERY RIDGE, \$599,900 BACKING PARK & CREEK**



- Stylish and upgraded new home, move in now
- 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

**Westchester, \$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.



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



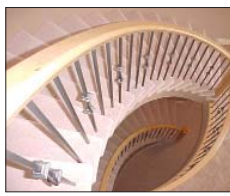
- Two-and-a-half storey home
- Over 3600 sq. ft. developed
- 6 upper bedrooms
- Top floor master suite
- Developed basement



**SPRINGBANK, \$699,900 LOFT AND WALKOUT BASEMENT**



- Custom built 6 bedroom 1 1/2 storey
- With loft and developed walkout basement
- Triple attached garage and exceptional landscaping & mountain views.



**Elbow Park, \$1,690,000**



**Backing Ravine**

The perfect location, quiet crescent backing on to River Park and natural ravine with views from all three levels, fabulous 75 x 197' lot, this is an exceptional 3961 sq. ft. 2 storey with developed walkout basement, offering over 5000 sq. ft. of luxurious living space. This one-of-a-kind property features a total of 6

bedrooms including a palatial master suite with dressing room, fireplace, double French doors to private balcony and 6 piece ensuite bathroom. There is a custom fitted main floor den with extensive built-ins, a huge sun-filled gourmet kitchen with granite countertops, large centre island/eating bar, upgraded appliances including gas range and adjoining breakfast nook with panoramic ravine views. Call Sam for further details or to arrange a private viewing.

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



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



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



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



**COUGAR RIDGE, \$349,900 HUGE PIE LOT**



**Just listed**

- Stylish new two-storey split
- Set on huge pie lot, over 9,100 sq. ft.
- Open plan with extensive hardwood floors
- Maple kitchen, bonus room, 3 bedrooms

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



**Just listed**

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

**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 and hot tub developed down

• Find out what homes in your neighbourhood are selling for.

• Call (403) 870-8811 for a home evaluation.

• Timing – when is the best time to sell?