

# SAM

# SHOWCASING CALGARY'S GREAT MOVES



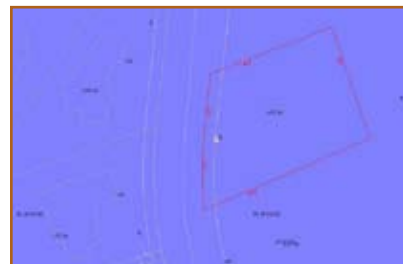
### **Patterson Heights, \$399,000**

601 Patterson View, SW - With gorgeous views of the city, this attached bungalow is a must see. 1527 SF of developed living space + basement with 2 bedrooms & 2 baths. Vaulted ceilings, views of Indian Bluffs water feature. Quick commute to DT.



### **Haysboro, \$410,000**

99 Hanover Road, SW - Ideally located in family-friendly Haysboro. Charming 3 bedroom bungalow w/ over 1700 SF of dev'd living space. Basement has been dev'd to include vast rec room, 4th bedroom & full bath. Incredible yard with oversized, single detached garage.



### **The Slopes, \$475,000**

128 Slopeview Drive, SW - Rocky Mountain views are yours on this 0.45 Acre (+/-) lot in the gated community of The Slopes. Build your dream home close to the amenities in Aspen & West Hills, and only a few minutes to the downtown core.



### **Bankview, \$475,000**

#502, 1441 - 23 Avenue, SW - Stunning city views from this beautiful inner-city condo. 2 bedrooms, 2 baths, 1356 SF 2-storey condo with upper loft, vaulted ceilings and a massive rooftop deck with hot tub. Steps from public transit & the trendy shops & restaurants of 17th Ave.



### **West Springs, \$529,000**

9033 Wentworth Avenue, SW - Backing onto a beautiful ravine in desirable West Springs this 5-level split condo is 1910 SF and has 3 bedrooms & 3 baths. Hrdwd, granite & soaring ceilings. Moments away from the amenities of West Hills and public transit.



### **Richmond Hill, \$539,000**

1129 Sierra Morena Court, SW - Stunning 2-storey on a quiet cul-de-sac. Gorgeous birch hardwood, soaring ceilings & bright, open floorplan. 1841 SF + walkout, 3+1 bedrooms & 4 baths. Great yard with lots of space for a growing family.



### **Mount Pleasant, \$550,000**

2611 - 7 Street, NW - Charming 3 bedroom, 3 bath home nestled on a unique, private lot, complete w/ pond. Bright, open plan w/ rich hrdwd & bayed windows overlooks front courtyard. 1642 SF + basement. Close to schools, parks & short commute to DT.



### **Killarney, \$599,000**

2808 30 Street, SW - Not to be missed, spacious & stylish 1923 SF 2-storey + finished bsmt & double garage. Features granite counters & tile floors, 3 bdrms up, vaulted master w/ private balcony, skylight in ensuite, developed bsmt. with large family room.



### **Altadore, \$599,000**

#1, 2011 - 34 Avenue, SW - Sophisticated, stylish, urban living - redefined! 2 beds both w/ ensuite baths, hrdwd, granite and a premium appliance pkg incl. a Bertazzoni gas stove. Located only steps away from trendy Marda Loop shops & restaurants and minutes to DT.



**Strathcona Park, \$565,000**

303 Stravanan Bay, SW - Renovated 2 storey w/ developed walkout basement, 3000 SF developed. Maple kitchen w/ granite counters, 4 bdrms/4baths, master suite retreat w/ huge, private deck, walkout basement developed for entertaining, steps to ravine.



**Glenbrook, \$625,000**

4516 - 30 Avenue, SW - Extensively renovated 4-level split, just move in & relax. 1336 SF + dev'd basement, 4 bdrms/3 baths. Renovated kitchen w/ granite counters & stainless steel appliances, heated double garage, beautiful backyard.



**Killarney, \$625,000**

2227 - 26A Street, SW - Beautifully upgraded detached home. Hardwood floors thru-out main level, maple kitchen w/ granite island, 2 fireplaces, vaulted master bdrm, 1734 SF + finished bsmt. Offering Media rm with extensive built-ins, f/p + bdrm w/ cheater ensuite.



**Signal Hill/Sienna, \$799,000**

87 Sienna Park Terrace - Superb location, panoramic views, newly finished walkout basement, walking distance to school! 2335 SF + 900 SF dev'd in walkout. 3+1 bdrms, island kitchen, hardwood, new bsmt dev. w/ large Fam Rm, wet bar, 4th bdrm + bath.



**Cougar Ridge, \$1,495,000**

14 Coulee View, SW - Stunning 3990 SF 2-storey executive home on quiet street in ever-desirable Aspen Woods. 5 beds & 5 baths, hardwood, granite, beautiful yard with water feature and stone fireplace w/ patio. Gorgeous wine room with ample space for entertaining.



**Springhaven, \$1,550,000**

58 Strathridge Grove, SW - Spectacular executive 2-storey with walkout. 3400+ SF + walkout. Backs onto a ravine in desirable Springhaven. 3 + 1 bedrooms, 5 baths, triple attached garage w/ in-floor heat & Ultimate organizer. Premium appliance package.



**Discovery Ridge, \$1,695,000**

60 Discovery Valley Cove, SW - Backing into trees in gated enclave. Walkout bungalow, 4200+ SF of exquisite living space, with an elegant mountain chateau feeling, soaring ceilings, rich woodwork/ built-ins, spectacular kitchen, outdoor fireplace, 3 bdrms with ensuites.



**Villosa Ridge, \$1,795,000**

28 Villosa Ridge Drive - Perfect for car buffs - this home has an 8 car garage (including bus/RV bay)! 2 storey w/ developed walkout, 7 bdrms/7 baths, over 7200 SF of living space, separate nanny suite, luxurious heated veranda, downtown views!



**Aspen Estates, \$1,995,000**

90 Aspen Ridge Way, SW - Sophisticated 2483 SF bungalow with fully developed walkout basement, on a 13,000 SF pie lot, with panoramic views of the Rockies! Offering 4 bedrooms, each w/ ensuite, a smart home w/ sophisticated automated features.