

# sam corea's select properties

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

## Marketing your home for all it's worth

### PATTERSON, \$279,900 WHAT A VIEW



#### 61 Patina Terrace S.W.

- 2 storey townhouse, like new!
- \$20k in stainless steel appliances
- This view from main and upper floors.
- 2 bdrm and den, maple kitchen.

### THE HAMPTONS, \$339,000 DEVELOPED WALKOUT



#### 295 Hamptons Drive N.W.

- **Just listed**, 2164' 2 storey and developed walkout
- 3 +1 bedrooms & den
- Games/billiards rooms down

### SIGNATURE PARKE, \$399,000 KNOCKOUT LOCATION



Fabulous location in much sought after Signature Parke, backing west onto a linear park with pathway and tot lot and fronting a treed, green island. Walking distance to local shopping, and close to Westside Recreation Centre with swimming, hockey and skateboard park. This large 2 storey offers 5 bedrooms upstairs plus a 6th downstairs so is ideal for a large or extended family. Features a big country kitchen with white cabinets, eating bar and island, adjoining nook which opens to the big, pie-shaped backyard, main floor family room with built-ins and gas fireplace. The basement is fully developed with Games Room/Play Room and bedroom with 3-piece ensuite bath.



#### 115 Signature Terrace S.W.

Call Sam Corea direct at 870-8811

### STRATHCONA, \$298,000 BONUS ROOM PLAN



#### 1493 Strathcona Drive S.W.

- **Just listed**, 2194 sq. ft.
- Great Room & Bonus Room
- Hardwood & ceramic floors
- Island kitchen, maple cabinets

### NEW DISCOVERY, \$349,000 READY IN 6 WEEKS



#### 142 Discovery Ridge Way S.W.

- New home, still time to choose colors
- 1891 sq. ft. 3 bedrooms & den
- Contemporary, open, high ceilings
- Granite counters, iron spindles

### SIGNATURE PK., \$349,000 PERFECT FAMILY HOME



#### 28 Signature Point S.W.

- Spacious 2 storey, over 2500' sq. ft.
- 4 large upper bedrooms (2 with ensuite)
- Beautiful white kitchen,
- Vaulted ceilings

### STRATHCONA, \$354,900 DEVELOPED BASEMENT



#### 30 Strathridge Way S.W.

- **Just listed**, 3 + 1 beds
- Maple kitchen, granite counters
- Upgraded ceramic flooring
- 3 fireplaces, vaulted bonus room

### VALLEY RIDGE, \$389,000 ON THE GOLF COURSE



#### 3 Valley Ridge Green N.W.

- Fabulous views onto golf course water feature, full south exposure
- Open plan bung. w/ walkout
- Fully developed, over 3200 sq. ft.

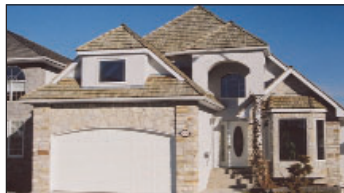
### ROYAL OAK, \$399,000 FORMER SHOWHOME



#### 26 Royal Crest Way N.W.

- 2600 sq. ft. 3 beds & den
- Media Room developed down
- Fabulous maple/cherry kitchen
- High ceilings, curved stairway

### COACH HILL EST. \$479,000 WALKOUT & CITY VIEWS



#### 5638 Coach Hill Road S.W.

- 2358 sq. ft. plus developed walkout bsmt
- Extensive hardwood & tile floors
- 2 master suites, 5 bdrms total

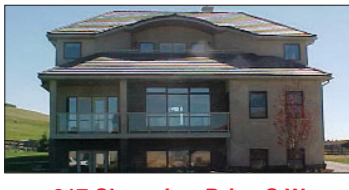
### ELBOW VALLEY, \$599,000 HOME GYM & INDOOR POOL



#### 4 Majestic Gate

- Exclusive Elbow Valley Estates
- 2879 sq. ft. plus fully developed basement
- Bonus room ideal as home gym
- Indoor lap pool and hot tub

### SPRINGBANK, \$679,000 LOFT & WALKOUT BSMT.



#### 217 Slopeview Drive S.W.

- Custom-built 6-bed bungalow
- With loft & developed walkout bsmt
- Triple attached garage, mountain views.

### THE SLOPES, \$698,000 UNOBSTRUCTED VIEWS



#### 235 Slopeview Drive S.W.

- **Just listed**
- Beautiful bungalow with loft & walkout
- Over 4300 sq.ft.
- Kitchen with granite counters
- Triple garage

### BUILD YOUR OWN DREAM HOME



- **Just listed**
- **5.9-acre parcel**, Westbluff Drive, \$625,000
- Very private
- Subdivision potential for 2 lots



- **160 acres** of pristine ranchland, \$1.3 million
- Stunning views of the mountains
- Subdivision potential for four 40-acre parcels

samcorea

Call (403) 870-8811

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