

sam corea's select properties

RE/MAX
house of real estate Agent

Marketing your home for all it's worth

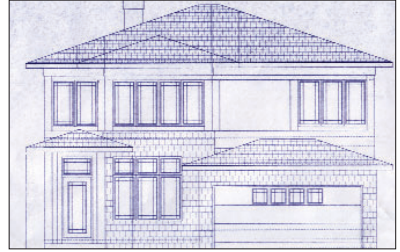
ON FISH CREEK PARK – \$1.9 MILLION 3.76 ACRES, PANORAMIC VIEWS



Just listed
A one-of-a-kind property in Calgary, an urban acreage in a very exclusive location backing onto Fish Creek Park. This very private property is set on the edge of Fish Creek, high on the hill, with a full southern exposure overlooking the park. The architecturally designed 4,000 sq. ft. bungalow offers huge principal rooms throughout, high vaulted ceilings, circular stairway and extensive use of glass block and ceramic tile. Full window walls in the kitchen, family room, master bedroom & second bedroom afford wonderful views all year round. Ideal for your own private oasis within the city.

**Call Sam Corea
direct at 870-8811**

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

SIENNA ESTATES, \$359,900 ELEGANT BUNGALOW



246 Sienna Hills Drive S.W.

- **Just listed** — beautiful bungalow.
- 3000+ sq.ft. developed, 1 + 3 BR
- Extensive new hardwood flooring
- Fabulous lower development

SIGNATURE PK. \$359,000 PERFECT FAMILY HOME



28 Signature Point S.W.

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

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



3 Valley Ridge Green N.W.

- Fabulous views onto the golf course water feature, full south exposure
- Open plan bungalow with walkout
- Fully developed, over 3200 sq. ft.

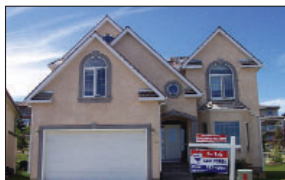
ROYAL OAK, \$399,000 FORMER SHOWHOME



26 Royal Crest Way N.W.

- 2600', 3 bedrooms & den
- Media Room developed down
- Fabulous maple/cherry kitchen
- High ceilings, curved stairway

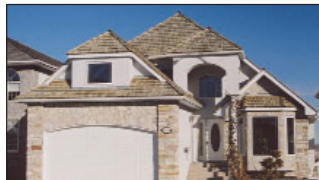
SIGNATURE PARKE, \$399,000 BACKING GREENBELT



115 Signature Terrace S.W.

- **Just listed**
- Over 2700 sq.ft., plus developed bsmt
- 5 plus 1 bedrooms, master w/ walk-in
- Pie lot, west backyard, quiet cul-de-sac

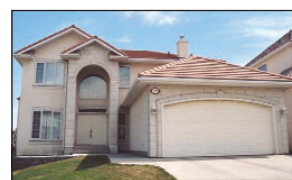
COACH HILL EST. \$489,000 WALKOUT & CITY VIEWS



5638 Coach Hill Road S.W.

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

PATTERSON, \$549,900 WALKOUT & VIEWS



378 Patterson Blvd. S.W.

- Super location backing onto ravine
- Lot over 10,000 sq. ft.
- Beautiful river valley & city views
- 4 bedrooms & main floor den, walkout bsmt.

PROMINENCE/PATTERSON, \$849,000 UNOBSTRUCTED CITY VIEWS



50 Patterson Close S.W.

- **Just listed**
- Over 3200 sq. ft.
- 5 bedrooms, fully developed walkout incl. nanny suite
- Huge kitchen, granite counters
- Facing treed park

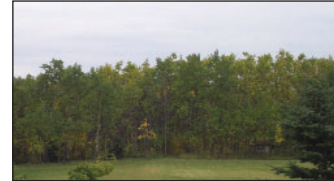
LAKE AT HERITAGE POINT, \$1,350,000 TRULU PALATIAL HOME



20 Heritage Lake Blvd.

- Over 6000 sq.ft.
- Including developed walkout bsmt.
- French country style with ballroom
- New with triple garage and huge bonus room

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

Call Sam Corea at (403) 870-8811
View interior photos at www.samsluxuryhomes.com