



38 Strathridge Way SW \$319,900
Bright Open Plan

Located on a no-thru street in desirable Springhaven, this beautiful home has extensive maple flooring and clean, neutral décor. Features include foyer with 2-storey height ceiling, open iron-rail staircase, formal living room and spacious dining room. Pickled oak kitchen with granite countertops, center island, top-of-the-line stainless steel appliances, walk-in pantry and large breakfast nook. The adjoining family room has 2-storey height ceiling and windows, gas fireplace and entertainment center niches. Includes main floor den. Generously scaled master suite includes walk-in closet and 4-piece ensuite with jetted tub. Two additional upper bedrooms. Fenced and level rear yard.



1408 Strathcona Drive SW \$359,900
Ravine Views and Spectacular Kitchen

Beautifully upgraded 3-bedroom bungalow in desirable 'Springhaven'. Kitchen boasts rich maple cabinetry with granite countertops, center island, under cabinet lighting, telephone desk, walk-in pantry with beveled glass French door, and chic stainless steel appliances. The formal dining room has arched entryway and the semi-octagonal Great Room features gas fireplace surrounded by windows. Owner's suite has etched glass door into ensuite with jetted tub and separate glass shower stall. Professionally developed basement includes spacious 4th bedroom, a den or guest room and a fully roughed-in bathroom. Room for extra development too.



9 Elmont Drive SW \$449,900
Undeveloped Walkout Ready for Design

New home, with extensive maple flooring, has large 2-storey foyer with elegant curved staircases, formal living room with high ceiling and spacious dining room. Gourmet kitchen features maple cabinetry, granite counters, center island and walk-in pantry. Family room is 2-storey with gas fireplace flanked by maple bookcases. Den, half bath and laundry complete main floor. Upper level offers spacious owner's suite with large walk-in closet and luxurious jet tub ensuite, 3 generously sized additional bedrooms plus 4-piece bath. Close to local amenities and an easy commute to downtown.



1560 Strathcona Drive SW \$454,900
On the Park

A great location in desirable Springhaven; sides onto park and future school site, with sunny south backyard. Over 2700 sq. ft. of luxurious living space plus fully-developed basement. Bright, open floor plan with large windows and exceptional, upgraded lighting package throughout. Maple kitchen with preferred granite counters. Includes main floor den with French doors, formal dining room, upper bonus room and 3 bedrooms. Fully-developed basement with every man's dream: media room with large wet bar/kitchen.



136 Strathlea Place SW \$469,900
Outstanding Landscaping

Pristine, 3-bedroom backing south onto green space. Extensive maple and ceramic flooring, ivory millwork, raised panel doors and maple cabinetry. Tiled foyer with open staircase, formal dining room and spacious living room with fireplace and south views. Maple kitchen with island, walk-thru pantry and stainless steel appliances. Nook accesses superb deck with etched glass privacy screens and steps to patio and lawn. Elegant owner's suite has fireplace and raised lounge overlooking green space. Two additional bedrooms plus upper bonus/media room with fireplace and built-in speakers. Basement is pre-framed for development.



375 Patterson Blvd. SW \$585,000
Elegant Inside and Out

Exquisitely designed around a dramatic open-string, switchback staircase. Superior finishing including ivory millwork and raised panel doors, extensive maple flooring, wool sisal carpeting and mix of granite and cultured marble counters. Includes 2-storey formal living room and large formal dining room. Stunning open-plan kitchen boasts maple cabinetry, granite counters, 3x9-foot angled island and oversized breakfast nook with French door to large rear deck. Main floor den has superb built-in bookcases over computer desk. Owner's suite with large sleeping area, big walk-in closet and oversized 5-piece ensuite with jetted tub; 3 additional large upper bedrooms.

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2988 Signal Hill Drive SW \$599,000
Exceptional Views and Landscaping

A bright, immaculate residence with mountain views. A large foyer with curved staircase leads to formal living and dining rooms with high ceilings and huge windows. Luxurious kitchen boasts smooth white lacquered cabinetry with black granite counters, island with lunch bar, walk-in pantry, top-line appliances and sun-flooded nook with access to south deck. Includes large family room and den. Upper level features small loft area, spacious owner's suite with jet tub ensuite, and 2 large bedrooms. Walkout includes billiard room with wet bar, rec room, big 4th bedroom with cheater 4-piece bath, plus large 5th bedroom or office.



66 Patterson Close SW \$619,900
Spectacular Views

This 2725 Sq. ft. 2 storey has a perfect setting: on the ridge, backing onto ravine, with 180 degree views of the city and river valley. Airy and open plan, the central great room has 2 storey height ceilings and fireplace/window feature wall. Impressive curved stairway and formal dining room with double French doors. Custom kitchen with extensive oak cabinetry and centre island. Owner's bedroom retreat enjoys private balcony, two-person jetted tub and fabulous 17 foot long, walk-in closet. Walkout basement is developed with in-floor heating. Air conditioned, triple garage, gorgeous pie lot!



86 Discovery Ridge Blvd. SW \$659,000
Backing onto Nature Reserve

Located in desirable Discovery Ridge, backing into the trees near Griffiths Woods Park. The simplicity of understated elegance makes this clean lined bungalow ideal for those who appreciate good quality and who love to entertain. The very open floor plan offers a huge living & dining room with brazilian cherry hardwood flooring and a tranquil view of the natural treed reserve through a full window wall. A European styled kitchen features granite countertops, center island & stainless steel appliances. The walkout basement is fully developed and includes a family room and 2 bedrooms.



132 Christie Park View, SW \$695,000
On the ridge with unobstructed views

Perfect for a large family! This 3655 sq. ft. 2 storey home offers a fully developed walkout basement and panoramic city and downtown views. Features extensive oak finishing, marble tile & hardwood flooring, grand foyer with open switchback stairway, large formal living & dining rooms, sunken family room with built-ins & marble faced fireplace, spacious oak kitchen with center island, main floor den and 4 upper bedrooms. Walkout fully developed with games room, summer kitchen, 2 bedrooms & full bathroom. Backing onto greenbelt & with views from all levels.



36 Anatapi Lane SW \$895,000
Walkout patio

On park-like lot this exquisite country home has attractive angles, bay windows and numerous decks. Immaculate white millwork and cabinetry, cherry-toned den built-ins and warm oak living room built-ins. Grand foyer with curved staircase and tile flooring. Living room, with 2-storey ceiling, shares fireplace with nook and white island kitchen. Includes formal dining room and exceptional sunroom. Deluxe owner's suite. Upper floor boasts 29' loft/bonus room and 2 spacious bedrooms connected by a 6-piece bathroom. Walkout includes rec room, fireplace and wet bar and 2 very large bedrooms both with spacious ensuites. Triple attached garage at rear. A wheelchair-friendly home.



47 Discovery Valley Cove SW \$1,350,000
Backing South on the River

A cutting-edge and contemporary new home this 3492 sq. ft. 2 storey is set on a whisper quiet, exclusive cul-de-sac backing onto the river and nature reserve in Discovery Ridge. Designed to maximize views and featuring impressive limestone and hardwood flooring, waterfall feature wall, extensive built-ins, 3 fireplaces and stylish hand-blown light collection. The sleek, urban styled kitchen is stunning with stainless steel accents. Upper 3 bedrooms all with ensuite bathrooms incorporate state of the art fixtures. Fully-developed walkout with guest suite and 2 more bedrooms. See this home featured soon on the Discovery Channel.

Elbow Valley Homes

View interior photos at www.samluxuryhomes.com



4 Majestic Gate SW \$599,000
Home Spa and Pool

2879 sq. ft. 2 storey with fully-developed basement offering an extra 1462 sq. ft. of living space. Set on an 80' x 131' lot in desirable Elbow Valley Estates with 2 storey height ceilings in great room, rich oak kitchen and formal dining room with arched entryway. Main floor owner's suite and 2 upper bedrooms plus bonus room with separate entry - ideal as a home office. The fully-developed basement with in-floor heating, includes indoor pool and hot tub, games room and bathroom/change room. Oversized double garage has in-floor heating.



103 Snowberry View SW \$795,000
Bright, Fresh and Elegant

Attractive layout and beautifully appointed walkout bungalow with extensive 10-foot bordered and hand-plastered ceilings, barrel-vaulted dining room, ivory millwork and raised panel doors. Stunning mix of antiqued ivory and dark maple cabinetry; exceptional Brazilian cherry flooring. Central living room with fireplace, main floor den, island kitchen with both walk-in and wall pantries, lunch bar, stainless steel appliances, breakfast nook and morning room. Luxurious main floor owner's suite. Superb walkout with huge rec room, billiard area, 2nd den or exercise room, media room, 3 large bedrooms and bath.



49 Majestic Point SW \$825,000
Six Large Bedrooms

Bright and spacious, this beautifully appointed family home includes a high coffered ceiling in the Great Room, soft-line drywall corners, ivory millwork, raised panel doors, extensive hardwood flooring and Berber carpeting. Spacious reception foyer with slate flooring, central Great Room with west exposure and tranquil views, formal dining room, main floor den, fully-loaded gourmet kitchen. Main floor master suite with jet tub ensuite and dressing room, 2 upper floor bedrooms and 3-piece bath. Superb walkout including huge combination rec/media room, 3 bedrooms, full bathroom and wine cellar.

This highly-desired neighbourhood features natural ravines, mature trees, ponds and lakes in an open country setting with stunning views and easy access to amenities, downtown Calgary and the mountains.



106 Crooked Pond Way SW \$859,900
Highly Desired Location

Superb custom bungalow on quiet cul-de-sac fronting on trees and backing onto water. Superior finishing throughout with extensive Italian marble and maple flooring, ivory millwork, high and vaulted ceilings, huge windows and cat-5 network wiring. Exceptional built-in bookcases in large living room; dramatic dining room with 18-ft ceiling. Extensive, bright gourmet kitchen with black granite counters, island and top-line appliances. Large and vaulted family room, fireplace and den. Large owner's suite with jet tub ensuite. Beautifully developed walkout includes huge rec room with wet bar, stone fireplace, soundproofed media room and 3 very spacious bedrooms.



223 Snowberry Circle SW \$950,000
Sleek and Contemporary

This stylish, contemporary new home in Elbow Valley Estates is a 2939 sq. ft. 1 1/2 storey with fully-developed walkout basement offering over 4800 sq. ft. of impressive living space. Extensive hardwood floors, high ceilings and sleek maple and walnut kitchen with stainless steel back splash and appliances. The main floor owner's suite is exquisite featuring fireplace, French door to spacious wrap-around veranda, oversized walk-in closet and spa-like ensuite with European shower, ultra bath jetted tub and heated floors. The walkout basement hosts professional-style, two-tiered home theatre, games room with wet bar and waterfall feature wall, indoor swimming pool, steam shower/change room and exercise room.



Elbow Valley \$2,900,000
With Views, on the Lake

A work of art! This sprawling hillside bungalow offers almost 9000 sq. ft. of living space and took 38 carpenters 7 months to complete the extensive built-ins and millwork and 16 painters 3 months to apply the 17 coats of paint to each wall. This home is a technological marvel and is complete with 42 kilometers of cable facilitating every high tech convenience. 4 bedrooms, all with ensuite bathrooms, library, barrel vaulted entryway, large professional home office and gourmet kitchen with professional-style appliances.