

SPRINGBANK | \$1,250,000



# 15 WEST BLUFF PLACE

*Country Retreat, Beautiful Manicured Gardens* Desirable Springbank: a quick trip to DT or to the mountains. This fully developed 2204 SF walkout bungalow, offers a total of 3800+ SF of living space, maple hardwood, French doors, granite counters, slate backsplash, 4 bedrooms and 3 baths. All of this, on a 2 acre pie lot that will take your breath away with spectacular gardens, flagstone patio, stone wall & 582 SF cedar deck. <http://samcorea.ca/properties/15WestBluffPlace/>

VILLOSA RIDGE | \$1,795,000



# 28 VILLOSA RIDGE DRIVE

*Car Buffs Paradise: Rare 8 Car Garage* 4261 SF country home with developed walkout basement, offering 7200 SF of total development with 7 bedrooms, 7 baths & self-contained nanny suite. 2.16 acres fully landscaped with 150 trees/shrubs all on drip irrigation. Dazzling downtown views, heated front veranda and an 8-car heated garage (including bus/RV bay)! <http://samcorea.ca/properties/28VillosaRidgeDrive/>

HAYSBORO | \$410,000



# 99 HANOVER ROAD, SW

*Bright & Airy Updated Bungalow* This is a must see! Stylishly updated 1005 SF bungalow (total of 1700 SF of living space) with white kitchen, ceramic & hardwood floors, newly, professionally developed basement with lots of natural light thanks to big new windows. 4 bedrooms, 2 full baths, sunny south backyard. Single garage. Family-friendly location: walk to schools, bus and parks. <http://samcorea.ca/properties/99HanoverRoad/>

ALTADORE | \$599,000



# #1 2011 34 AVENUE, SW

*Chic Contemporary Style & Inner-City Convenience* Contemporary upscale townhouse complete with garage parking in trendy Marda Loop: walk to restaurants, shops & services. Sleek finishings include walnut flooring & granite countertops. 2 "master" bedrooms – both with walk-in closets and private ensuites. Sophisticated, stylish urban living redefined! <http://samcorea.ca/properties/201134thAvenueNo.1/>

MONTREUX | \$675,000



# 11 ST. MORITZ BAY, SW

*Simple Elegance and a Tranquil Garden Await* Sitting in a quiet cul-de-sac, this home sits atop an impressive pie-lot with an amazing, treed backyard. Enjoy dining al fresco on a large deck, or set up a firepit on the patio: either way, you're going to want to get outside and take pleasure in this fabulous rear yard. 4 bedrooms, 4 baths including the romantic master retreat complete with gas fireplace. <http://samcorea.ca/properties/11StMoritzBay/>

POST HILL ESTATES | \$1,395,000



# 34 POSTHILL DRIVE, SW

*Sophisticated Luxury, Nestled in the Trees* With 3290 SF + developed basement, 5 (teen sized) bedrooms & 5 bathrooms, this home has plenty of space for a growing family. Features include soaring ceilings, tons of natural light, formal dining room w/ butler's pantry, master retreat with fabulous walk-thru dressing room & heritage inspired ensuite. <http://samcorea.ca/properties/34PosthillDrive/>

DISCOVERY RIDGE | \$825,000



# 250 DISCOVERY RIDGE BLVD, SW

*Refined Style, Refreshing Pool* Take the plunge, and cool down in the hot summer months in this spectacular yard with an impressive salt-water pool, kayu wood deck with built-in BBQ, hot tub & firepit! 2771 SF 2-storey + fully developed basement, 4 bedrooms, 4 baths, huge master bedroom with dressing room/sitting room & steam shower ensuite. <http://samcorea.ca/properties/250DiscoveryRidgeBoulevard/>

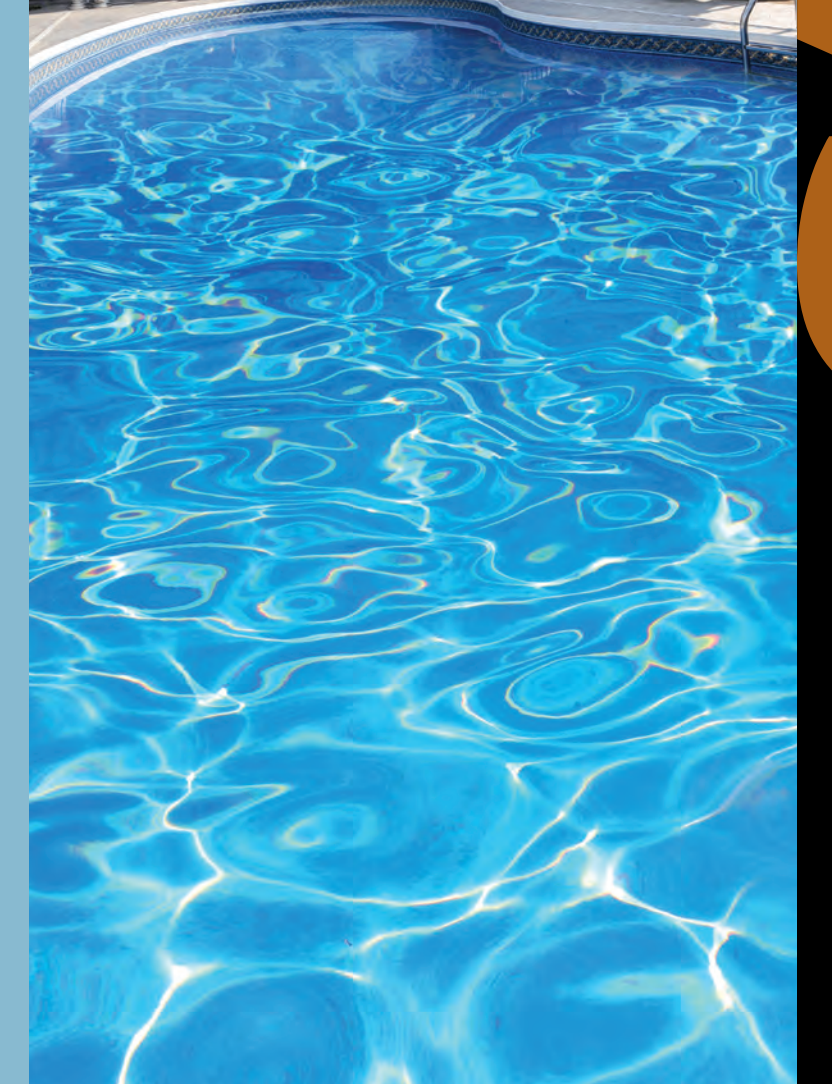
STRATHCONA PARK | \$599,000



# 303 STRAVANAN BAY, SW

*Steps to Ravine, Walking Distance to Parks & Schools* Beautifully renovated, top to bottom, 1976 SF + developed walkout basement (offering over 3000 SF of living space), 4 bedrooms & 4 baths, kitchen with slate tile, maple cabinets & granite counters. Enjoy your morning coffee on the huge, private, south facing terrace off the master bedroom. <http://samcorea.ca/properties/303StravananBay/>

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# #1 IN CALGARY!

# GREAT MOVES!



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# SAFELY SWIMMING

# WEST HILLS

WEST SPRINGS | \$580,000



**67** WESTPOINT COURT, SW

- 5 bdrm home
- Pie lot
- 2266 SF + developed bsmt
- Hardwood & granite
- Gorgeous landscaping

<http://samcorea.ca/properties/67WestpointCourt/>

PATTERSON | \$695,000



**297** PATTERSON BLVD. SW

- 2400 SF + bsmt
- Backs greenbelt
- 4 bdrm/4 baths
- Maple kitchen
- Granite counters
- Hardwood floors
- 2 fireplaces

<http://samcorea.ca/properties/297PattersonBoulevard/>

CHRISTIE PARK ESTATE | \$710,000



**428** CHRISTIE KNOLL POINT, SW

- 6 bdrm bungalow
- Developed
- Walkout bsmt
- Heated outdoor pool
- 2500+ SF developed

<http://samcorea.ca/properties/428ChristieKnollPoint/>

RICHMOND HILL | \$775,000



**575** SIERRA MORENA PLACE, SW

- Backing south onto park
- 2778 SF + developed walkout
- \$150,000 in recent improvements
- Mountain views

<http://samcorea.ca/properties/575SierraMorenaPlace/>

DISCOVERY RIDGE | \$795,000



**179** DISCOVERY RIDGE WAY, SW

- Backing a greenbelt
- Valley views
- 5 bdrms/4 baths
- 2490 SF + developed bsmt. with huge windows

<http://samcorea.ca/properties/179DiscoveryRidgeWay/>

SIGNAL HILL | \$799,000



**311** SIENNA HEIGHTS HILL, SW

- 2600 SF + developed bsmt
- 4 bdrms/4 baths
- Former award winner for interior design & ensuite

<http://samcorea.ca/properties/311SiennaHeightsHill/>

ASPEN WOODS | \$825,000



**31** ASPEN STONE CRESCENT, SW

- 2800 SF + developed bsmt
- 4 bdrms/4 baths
- Mud-room
- Wide plank floors
- 10-ft ceilings
- South pie lot

<http://samcorea.ca/properties/31AspenStoneCrescent/>

WENTWORTH | \$925,000



**27** WENTWORTH HEIGHTS, SW

- 1816 SF bungalow + developed walkout
- Backing onto park
- Custom kitchen
- \$40,000 in landscaping

<http://samcorea.ca/properties/27WentworthHeights/>

PATTERSON | \$930,000



**358** PATTERSON BLVD. SW

- Backing ravine w/ river & city views
- 2870 SF + developed walkout
- 5 bdrms/4 baths
- Simply stunning backyard

<http://samcorea.ca/properties/358PattersonBoulevard/>

SIGNAL HILL | \$1,195,000



**2940** SIGNAL HILL DRIVE, SW

- 3195 SF + developed walkout
- Panoramic city & valley views
- Backing park
- \$200,000 in recent improvements

<http://samcorea.ca/properties/2940signalhilldrive/>

ASPEN ESTATES | \$1,295,000



**25** ASPEN RIDGE WAY, SW

- Boasting 3700+ SF of dev'd living space w/ dev'd walkout
- 4 bdrms/4 baths
- Triple garage
- South backyard

<http://samcorea.ca/properties/25AspenRidgeWay/>

ASPEN ESTATES | \$1,395,000



**85** ASPEN RIDGE WAY, SW

- 2800 SF + developed walk-up basement w/ dev'd walkout (3 ensuite)
- Triple garage
- Private nanny suite

<http://samcorea.ca/properties/85AspenRidgeWay/>

COUGAR RIDGE | \$1,495,000



**14** COULEE VIEW, SW

- Stunning 3990 SF 2-storey + developed walkout
- 5400 SF total
- 5 bdrms/5 baths
- Amazing yard w/ water feature & stone fireplace!

<http://samcorea.ca/properties/14CouleeView/>

POSTHILL ESTATES | \$1,550,000



**132** POSTHILL DRIVE, SW

- 4 car garage!
- 3532 SF + developed basement
- 5 bdrms/4 baths
- Large private deck with gas fireplace
- Hand-scraped hardwood floors.

<http://samcorea.ca/properties/132PosthillDrive/>

WENTWORTH | \$1,695,000



**15** WESTPARK PLACE, SW

- Superb location
- 82-ft lot
- Backing south onto pond
- 3356 SF + developed walkout
- 4 bdrms/4 baths
- Triple garage

<http://samcorea.ca/properties/15WestparkPlace/>

SPRING VALLEY | \$1,695,000



**14** SPRING VALLEY PLACE, SW

- 4880 SF + developed bsmt
- 5 bdrms/6 baths (3 ensuites)
- Unique plan bonus room w/ private entrance (perfect home office)

<http://samcorea.ca/properties/14SpringValleyPlace/>

DISCOVERY | \$1,775,000



**60** DISCOVERY VALLEY COVE, SW

- Gated community
- Fabulous 81' x 264' lot backing into the trees
- 2314 SF + developed walkout
- 3 bdrms all w/ ensuite

<http://samcorea.ca/properties/60DiscoveryValleyCove/>

ASPEN ESTATES | \$1,795,000

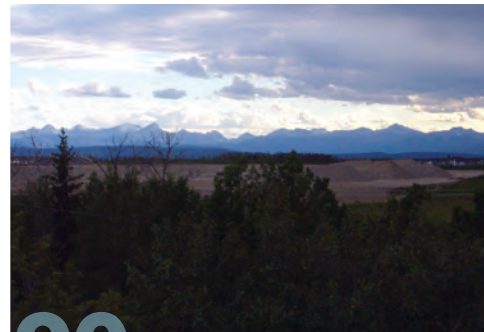


**46** ASPEN RIDGE WAY, SW

- 5500+ SF developed
- 5 bdrms - all w/ ensuite
- Huge 60' x 141' lot
- Stunning Legacy kitchen
- Wine room
- Media room

<http://samcorea.ca/properties/46AspenRidgeWay/>

ASPEN ESTATES | \$1,995,000

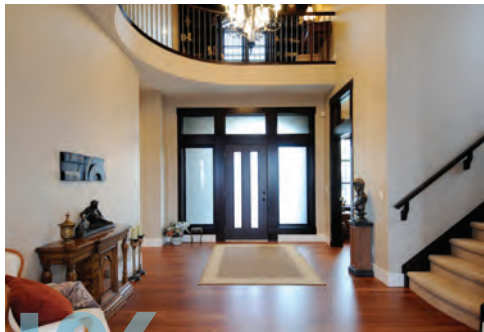


**90** ASPEN RIDGE WAY, SW

- Sophisticated 2483 SF bungalow + dev'd walkout
- 13,000 SF lot
- Panoramic views
- 4 bdrms - all w/ ensuite

<http://samcorea.ca/properties/90AspenRidgeWay/>

ASPEN ESTATES | \$2,200,000



**106** ASPEN RIDGE PLACE, SW

- 3636 SF + developed walkout
- 68' x 143' lot
- 6 bdrms/5 baths
- Elevator
- 4 fireplaces
- Library

<http://samcorea.ca/properties/106AspenRidgePlace/>

# INNER CITY

GLAMORGAN | \$465,000



**4504** 49 AVENUE, SW

- Live up/rent down!
- 1244 SF
- Move-in condition
- Attached garage
- 3 bdrm split + 2 bdrm walkout basement suite

<http://samcorea.ca/properties/450449thAvenue/>

ALTADORE | \$599,000



**#1** 2011 34 AVENUE, SW

- 1533 SF
- 2 "master" bedrooms
- Walnut hardwood
- Granite counters
- Trendy Marda Loop location

<http://samcorea.ca/properties/201134thAvenueNo.1/>

WINSTON HEIGHTS | \$599,000



**465** 21 AVENUE, NE

- Stunning newer 3 bdrms/3 bath attached home
- South backyard
- Double garage
- Hardwood/granite
- 2 fireplaces

<http://samcorea.ca/properties/46521stAvenue/>

GLENBROOK | \$625,000



**4516** 30 AVENUE, SW

- Fully renovated split
- 1336 SF + dev'd basement
- 4 bdrms/3 baths
- Granite kitchen
- Heated garage

<http://samcorea.ca/properties/451630thAvenue/>

# COUNTRY HOMES

CHURCH RANCHES | \$1,295,000



**7** LONE PINE CRESCENT

- Walkout bungalow
- 2.13 Acres
- Beautiful mountain views
- 3500+ SF
- 3 bdrms/3 baths
- Sunroom

<http://samcorea.ca/properties/7LonePineCrescent/>

SPRINGBANK | \$1,495,000



**7** VANTAGE RIDGE ESTATES

- Million dollar renovation
- Completely updated
- 4 acres
- Stunning & contemporary
- Unobstructed views

<http://samcorea.ca/properties/7VantageRidgeEstates/>

SPRINGBANK | \$2,895,000



**53** UPLANDS RIDGE

- 6 car garage
- Incredible wine cellar
- Spectacular views
- Smart home technology
- Walkout bungalow
- 6800 SF developed

<http://samcorea.ca/properties/53UplandsRidge/>



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