

SAM

SHOWCASING CALGARY'S GREAT MOVES



Discovery Ridge, \$399,000

#210 – 20 Discovery Ridge Close, SW – 1400+ SF apartment condo, 2 bedrooms & 2 full bathrooms, south exposure, with lovely views, fronting onto Griffiths Woods Park, kitchen with granite counters, Living room with fireplace, covered balcony, indoor parking.



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.



Garrison Woods, \$475,000

#244, 2200 Marda Link, SW – best unit in the complex, corner unit, sun-filled, 1400+SF, open plan, 2 beds, 2 baths, den, kitchen w/ granite counters & new appliances, water feature wall, steam shower ensuite, double undrgrnd parking, 18+ only, 1 small pet allowed.



Richmond Hill, \$485,000

235 Sierra Nevada Close, SW – 1415 SF bungalow + developed basement, 2 + 2 beds, 3 baths, hardwood floors, deep-toned kitchen cabinets, skylight, formal dining room, great room with fireplace, vaulted ceilings, south backyard, walk to Signal Hill shopping, & services.



Signal Hill, \$525,000

5722 Signal Hill View, SW – 1700+ SF bungalow with 3 bedrooms, 2 baths, newer maple hardwood & travertine tile floors, stainless steel appliances, beautiful downtown views, lush, green, treed corner lot with apple, crab-apple & choke cherry trees.



Strathcona Park, \$539,000

145 Straddock Crescent, SW - 2016 SF, 3+1 bedrooms, updated kitchen w/ granite counters & glass mosaic backsplash & new induction stove (cool to the touch but boils water instantly), newer bsmt development with family room, wet bar, f/p & guest room w/ Murphy bed.



Winston Heights/Mountainview, \$559,000

465 – 21 Avenue, NE – Ideal family home, walking distance to school & park, 1880 SF, 3 bdrms & 3 baths, private backyard & dbl garage. Detailed mill-work, hardwood floors, granite in kitchen & bathrooms, high ceilings, 2 fireplaces.



Strathcona Park, \$625,000

113 Straddock Terrace, SW - Not a cookie-cutter home or floor plan, this home has character & pizzaz, 2337 SF + developed basement, bay window, hardwood floors, newer appliances, 4+1 bedrooms, gorgeous pie shaped south backyard with 2 tiered deck



Aspen Woods, \$699,000

88 Aspen Stone Way, SW - 2642 SF 2-storey w/ 4 bedrooms upstairs, living room & formal dining room, 2-sided gas fireplace shared with family room, Island kitchen, tile floors, granite counters, main floor den, bonus room, close to schools, parks & playgrounds.



Discovery Ridge, \$795,000

179 Discovery Ridge Way, SW – Great location, backing onto a linear park with sweeping views of the Weaselhead. 2490 SF+ developed daylight basement (huge windows & natural light), 4+1 bedrooms, 4 bathrooms, Viking appliance package, granite counters, south backyard.



Aspen Woods, \$850,000

125 Aspen Stone Road, SW – Pool party! Enjoy lazing in the fabulous in-ground pool with wet bar, west bkyard, 2900 SF 2-storey with (undev'd) walkout basement, honed slate floors, granite counters, custom lighting, 3 bedrooms & fully fitted media room upstairs.



Patterson, \$930,000

358 Patterson Boulevard, SW – Backing ravine w/amazing city & valley views, 2870+ SF 2-storey w/developed walk-out bsmnt, 4000+ SF of development, 4+1 bdrms, hardwood, granite counters, fabulous deck w/glass surround & beautiful backyard w/flagstone paving.



Springbank Hill, \$995,000

252 Springbluff Bay, SW – Knockout views of the Rockies! 2782 SF + dev'd walkout & South bkyard. Designed with entertaining in mind! Formal dining, impressive kitchen, granite counters, nook with wall of windows framing amazing views. 3 bdrms, walkout with wet bar.



Posthill Estates, \$1,395,000

34 Posthill Drive, SW – Nestled in the trees, stunning home boasts over 3000 SF of living space incl. 4 + 1 large bedrooms. Exquisitely appointed with rich Brazilian cherry hardwood floors, marble countertops and travertine floor tiles, this beautiful house beckons you home.



Posthill Estates, \$1,595,000

132 Posthill Drive, SW – Rare 4 car garage! 5 bedroom family home offering over 3500 SF of living space with developed basement, coffered ceilings, hickory hardwood, travertine tile floors, granite counters, wonderful mudroom with built-ins, vaulted master suite.



Wentworth, \$1,695,000

15 Westpark Place, SW – Best location, backing onto the pond in the estates, 3365 SF + developed walkout, 2+2 bedrooms, den, loft, bonus room, 2 laundry rooms, outdoor fireplace, huge 82' wide lot, south exposure, walkout with media room, wet bar & game rm.



Springbank Hill, \$1,695,000

14 Spring Valley Place, SW – Refined luxury is yours w/ 6800+ SF of immaculately dev'd living space. 5 beds, 6 baths, walnut hrdwd, rundle stone accents, cherry cabinets & granite counters. Large bonus room has own private entrance, perfect for a home office.



Uplands, \$2,895,000

53 Uplands Ridge - Perched on the ridge with fabulous Rocky Mountain views from nearly every room! 6800+ SF of luxury, incl. 3 bedrooms, a 2 level office feat. a 33 foot fieldstone fireplace. Media room, home gym complete w/ shower, stunning wine cellar + 6 car garage.