

Zaharko *the name synonymous*

Eau Claire Penthouse



A spectacular sub penthouse that occupies the entire 14th floor with breathtaking river & downtown views. This handcrafted suite of 5140 sq ft boasts imported Italian marble with a beautiful inlay and maple hardwood, floor to ceiling tinted windows, 3 large bedrooms, 4 fireplaces, 2 floor to ceiling handcrafted water features and a glass chandelier designed by Barry W. Fairbairn (Bellagio Hotel), a custom gym & a gourmet kitchen with granite counters, solid cherry cabinets, private entry directly from elevator, 2 tiled parking stalls & a storage locker. **\$4,195,000. MLS #C3489115.**

Elbow Valley Estates - Backing onto Golf Course



range + a wall oven with warming drawer. 4 oversized Bedrooms & 4 full baths & 2 half baths. Master has a raised sitting area, 6 piece ensuite & walk-in closet. Huge Bonus Room upstairs. Walkout level features another bedroom, kitchen area, media room, exercise room, full bath + a large sunroom with brick pizza oven that overlooks the Elbow Springs Golf Course. **MLS# C3471277 \$1,799,000**

Killarney Green Home - High Performance Energy Efficient



1745 sf high performance home built by Jigsaw Homes is finished w/Bamboo hardwood floors, quartz island counter, custom cabinets & S.S. appliances. Large windows thru-out flood the home w/natural light. Master w/ vaulted ceilings, walk-in closet & 5 piece ensuite. 2 lrg additional bdrms + 4 piece bath. Built to be very energy efficient & has received an Energuide rating of 88 qualifying the home buyer for a \$10,000 rebate from the Alberta Government. An energy management system helps to monitor the energy performance & gives real time feedback to help keep energy costs low. The air filtration system ensures clean air & less dust in the home. The hot water system is supplemented w/solar-thermal system which will provide hot water free whenever the sun is shining. Double detached garage. Located in a great neighborhood close to all amenities. **\$689,900 MLS #C3473972**



Chris Zaharko | Associate
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with real estate

Victoria Park - The Arriva



Spectacular 2798 sq. ft. luxury condo with panoramic east, south and west views. Wide open floor plan with 11' ceilings and floor to ceiling windows allows for plenty of natural light and views of the city or mountains from every room. Hardwood & tile floors. Contemporary Snidero designed kitchen. 3 Bedrooms plus office area. Huge master bedroom with a decadent 5 piece ensuite and access to terrace. Two terraces offering 1000 sq.ft. of outdoor living. Building offers 24 hr concierge, guest suites plus owners lounge. Two titled underground parking stalls. Great location close to all amenities. 2 underground titled parking (tandem) for 4 cars (stall number P2-24 and P2-25). **\$1,700,000 MLS#C3485229**

Altadore



This Garrison Woods 3 bedroom townhouse boasts 4 levels of custom finished contemporary living space with 3 bedrooms + a den.

Walnut hardwood floors throughout the main level. Floor to ceiling FP in the living room. Kitchen features granite countertops, large island, custom cabinets & Ultraline stainless steel appliances. 2nd level features a media room with built-in entertainment centre and a 2-sided FP. The master retreat is on the 3rd level with a 3-sided FP and luxurious ensuite. The developed basement has slate floors throughout, a 4th bedroom, exercise room, wine cellar and access out to the patio. Located in a trendy area offering boutique shopping, fashionable dining & outdoor parks, only minutes from downtown. **\$695,000 MLS# C3480338.**

Lower Mt Royal - Anderson Estates



One of a kind! This unit is the largest and

the only 2 bedroom, 2 bath unit in the Anderson. Featuring 12 ft. ceilings and hardwood floors throughout. Open kitchen with Maple cabinets, granite counters, stainless steel appliances and a breakfast bar. Spacious master bedroom with a 4 piece ensuite that captures original charm with a claw foot tub & pedestal sink. Large second bedroom. 3 piece main bath with tiled shower. Located on a quiet tree lined street the Anderson Estates is one of Calgary's premier heritage buildings. Historically restored with a marble stairway, original brass elevator and stunning woodwork throughout. Just steps from 17 Ave. allows you to enjoy the best of downtown living. **\$449,000 MLS# C3477312**

Lower Mt Royal



Lower Mt Royal. Beautiful location in Lower Mt Royal within walking distance to all amenities, shopping, restaurants and public transportation. Building has been totally renovated from top to bottom including windows, floors, cabinets, granite countertops, bathrooms, etc. The property currently generates \$1,000 per month in revenue for each unit (x 16) and could be sold individually as condos. **\$3,200,000**

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Victoria Park



Welcome to the Arriva. This sleek glass tower offers contemporary design and quality along

with a superb location. Open concept kitchen with built-in oven, gas cooktop and quartz countertops. Floor to ceiling windows offers spectacular views and floods the unit with



natural light. Hardwood floors in the living area. Spacious master bedroom with walk-in closet and 4 piece ensuite. In-suite laundry and storage area. Underground titled parking (P4-39). The Arriva offers a 3rd level courtyard, owner's lounge, guest suites and full time security. Located in Victoria Park, which has undergone a

transformation into a trendy urban community with stylish restaurants, boutiques and cafes. Close to all amenities including the new Sunterra market. **\$389,000 MLS C3488928**

Renfrew Townhouse



Low maintenance townhouse located on a quiet

tree-lined street and close to all amenities, shopping, schools, public transportation and downtown. Main floor features an open floor



plan with 9' ceilings, maple hardwood floors & a gas fireplace with built-ins. Kitchen has maple cabinets, stainless steel appliances + a walk-in pantry with loads of storage space. The upper level boasts a spacious master bedroom & ensuite with soaker tub & separate shower, good size second bedroom, 4 piece main bath & convenient laundry. The lower level is fully developed with

a family room featuring a second gas fireplace, large 3rd bedroom and 3 piece bath. Single detached garage. Great south facing front patio. **\$499,000 MLS C3489070**

Lower Mount Royal - Anderson Estates



Anderson Estates is one of Calgary's premier heritage buildings. 10' ceilings & 6' windows gives the units lots of natural light. Maple floors, granite counters, all appliances, insuite laundry & 4 pce bath with original claw foot tub. Inner city living at its best, just steps to 17 Ave & downtown. Perfect for the working professional. **3 units \$259,000, \$279,900 & \$309,900**

Tuxedo



Fully developed 1679 sq.ft. 2 Storey

with double detached garage. Living Room with Hardwood floors and a gas fireplace. Kitchen has lots of oak cabinets, slate floor & white appliances. Family Room with Hardwood and access to the

back yard and deck. Master Bedroom features an ensuite with jetted tub & separate shower. 2 more good sized bedrooms up. Lower level fully developed with rec room, bedroom & 3 pce bath. Close to all amenities and public transportation. **\$525,000. MLS #C3465729**

Bridgeland



Welcome to the Pontefino II located on a quiet street across from a greenspace, park and Bow

River Pathway. This upgraded one bedroom unit has large windows for natural light and overlooks the inner courtyard. Hardwood floors



throughout except the bathroom. Kitchen features richly stained maple cabinets with undercabinet lighting, built-in wine rack and pantry. Granite counters, glass tile backsplash, a curved raised eating bar and stainless steel appliances. Living area has a corner gas fireplace with tile surround. Computer area with built-in desk & shelves. Large deck with gas line hookup for bbq. Bedroom has a

cheater door to the 4 piece main bath. Titled U/G parking. Close to all amenities, shopping and public transportation including the C-Train. Parking stall #188. **\$298,900 MLS C3489566**



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Bankview



Located on a quiet street in Bankview close to all amenities. This 2 bedroom town-



house has laminate flooring & new tile floors in the kitchen. Large windows provide lots of natural light. Living Room features a corner fireplace and patio doors to large balcony. Master also has private balcony. Parking stall in the back.

\$.259,900 MLS# C3476575

Haysboro



2 bdrm corner unit w/large wrap around balcony. Spacious living & dining area, galley kitchen & full bath. Great location close to all amenities such as the LRT station, shopping & restaurants.

\$.199,900 MLS# C3482995

Shawnessy



Corner bungalow with double detached garage that requires a little TLC.

Great location, close to shopping, schools and within walking distance of the LRT station. Good size living room with wood burning fireplace. Kitchen has plenty of cabinets with a large nook area. 3 good sized bedrooms and a 4 piece main bath. Master has a 2 piece ensuite. Basement is undeveloped. Rear yard is fenced and there is a deck off the back. **\$.284,000 MLS C3489550**

Pine Lake Lot



Located in Phase 4 of Whispering Pines Golf and Country Club. This private gated community provides access to the

beach, clubhouse, restaurant, pool, hot tub, laundry and a fitness room. Fully serviced lot with an RV pad that is paved - perfect for an RV or modular home. Great recreational property for all seasons with the perfect location for families - only 20 minutes from Red Deer and 90 minutes from Calgary. **\$.98,800 MLS C3489128**

Three Sisters-Canmore



A gorgeous townhouse overlooking the Stewart Creek Golf Course. 4 bedrooms & 4 Baths in this home make it an ideal retreat

for any growing family. Open floor plan, with vaulted ceilings & hardwood floors throughout most of the living area. Kitchen has granite counters & a large breakfast bar. The living area features a stone fireplace with built-ins and plenty of natural light with the south exposure windows makes this a perfect spot for entertaining. Two master suites upstairs, with walk-in closets & ensuites. Double attached garage. **\$.934,000 MLS C3484691**

Southview



Charming bungalows situated amongst mature evergreen trees on an oversized lot in Southview.

Over 1200 sq.ft. of living space. On the main floor you will find a newly renovated kitchen, 3 good sized bedrooms and a den. High ceilings throughout the home. Large south facing back yard perfect for entertaining. Single detached garage and large driveway. Great location on a quiet street across from a park, close to schools and just 10 minutes to downtown. **\$.277,000 MLS C3478869**

Eagles Quay



Eagles Quay is a brand new exclusive lakeshore estate community along the shore of Sylvan Lake. Fully serviced 3/4 acre lots ready to build your dream home on! Only 9 lots remaining out of the original 15 sites. Water, sewer, natural gas, electricity and telephone right to the property line along with paved roadways. Gorgeous views from both lakefront and second row, terraced lots. Lots range in price from \$745,000-\$1,195,000. Stairs located in front of Lot 10 lead down to the lake. Great location, only 10 minutes to the town of Sylvan Lake and a short commute to Red Deer. Directions: West from Sylvan Lake on Hwy 11A (Lakeshore Dr.) to Range Rd 24. Turn right (north) on Rge Rd 24 to TWP Rd 394 - Rge Rd 24 curves to left & becomes TWP Rd 394. Properties of Eagles Quay on right of TWP Rd 394.

3/4 acre building lots at Eagles Quay on Sylvan Lake ranging from **\$.745,000 to \$1,195,000**

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