



Chris Zaharko



Sunnyside



10 Suite Apartment Building in Sunnyside with fantastic city views, 4 - 2 bedroom units, 6 - 1 bedroom units, concrete building, 2 blocks to the river and within walking distance to downtown. 2 bedrooms are 750 sq ft and 1 bedrooms are 550 sq ft. An ideal holding property or great for a condo conversion.

\$1,890,000

Kincora



Over 2500 sqft, with 3 large bedrooms up. A large bonus room over the garage. A main floor dining area/ flex room, and an open kitchen with eating island, and kitchen nook. A beautiful backyard with cedar fence deck and storage shed.

\$599,000



Varsity Towers 2 Units Left



2 of the largest units in the building, with nearly 2000 sqft that have never been lived in & are completely renovated w/ granite countertops, maple cabinets, S/S appliances, new flooring & new paint. Open living w/ many windows allowing plenty of natural light in. You will find amenities including a swimming pool, gym, rec rm & more. Close to all shopping, major roadways & D/T, a must see!



\$478,500 & \$478,900

Sundance



& greenspace. Upper level, 4 BRs, 5 piece bath & ensuite off the master. The fin. bsmnt has a games area & family rm w/ gas F/P, wet bar & bath, perfect area for entertaining. From your W/O bsmnt you have a play area for kids & hot tub for adults all in a beautifully landscaped & fenced backyard. Close to schools (K-9), walking distance to Fish Creek, no neighbours behind you, & view of the Bow River Valley.

\$699,900



Main level of this open concept home has a formal dining area, living rm, family rm & a large bright kit. all complimented w/ oak hrdwd. The kit. has a sunny nook that leads to the deck overlooking the backyard

West Springs / Wentworth



The Willows of Wentworth" is an exclusive neighbourhood with the convenience of being close to downtown.



There are 4 BRs w/ a huge master walk in closet & ensuite. There is a stunning 2 storey living area & gourmet kitchen complete w/ granite coutertops, S/S appl's & tiled backsplash.

\$969,000

Anderson Estates



The Anderson, Calgary's first concrete highrise. An open layout throughout the living space.



Maple floors, oak baseboards and oak doors found throughout the space. The character of 1912, with the modern conveyances of today. Granite counters in the kitchen (with 7 appliances). 10' ceiling, with 6' windows bring lots of natural light into the unit.

\$309,000

Bankview



Beautiful character home across from a park on a 50 ft corner lot in desirable Bankview. This 3 bedroom home has designer paint colors,



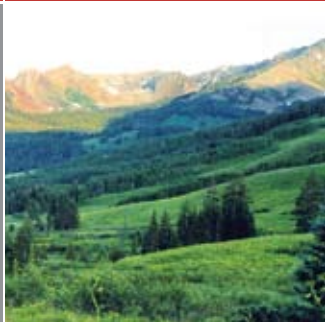
original hardwood floors throughout and a Victorian wood burning fireplace. This lot is also ideal for redevelopment for 2 new infills. Charming home on a large inner city lot ideal for a young family or working professional

\$549,000

“Zaharko” the name synonymous with Real Estate



Phone: (403) **249-4322**
 Fax: (403) 240-2167
 Email: czaharko@rlfoothills.com
www.zaharko.com



Country Hills Village



Welcome home to an immaculate 2 story loft located in Country Hills Village. This home features a large living area with lofted ceilings, remote controlled blinds, charcoal maple hardwood flooring throughout main level, a dining area & corner gas fireplace. The kitchen has maple cabinets, black appliances, eating bar, & tiled back splash. Upstairs you find a large master bedrooms w/ walk in closet & 4 piece ensuite overlooking the main level. Conveniently located close to shopping, schools, public transportation & main roadways.

\$339,900



Country Hills Village



This home has 2 large bedrooms, 2 full bathrooms, great kitchen with breakfast bar, bright and open living room and a large eating area!! Spacious master bedroom with large walk through closet to the ensuite. Steps away from shopping, movie theatres, restaurants and major roadways.

\$299,000



Garrison Woods



A beautiful 2 bedroom plus a den condo in desirable Garrison Greens. This open concept condo has beautiful maple cabinets, water purifier, stainless steel appliances, granite counter tops and an eating bar in the kitchen.



The oversized living area has plenty of natural light and room for 2 sets of furniture! There is a large den perfect for any workspace /computer.

\$429,000

Richmond / Knob Hill



Stunning 2 storey condo with nearly 1600 sq ft of living space. This 2 BR condo has hardwood floors in the living and dining areas. The lrg kitchen has maple cabinets, stainless steel appliances, an eating bar & a dining area w/ gas fireplace. There is

also a patio off the dining area that gives great views of downtown. This home is also conveniently located to major roadways, downtown, parks & schools. Perfect for the young professional or small family.

\$419,000

Richmond Hill



A bright & open 4 level split in Richmond Hill. W/ over 1700 Sq ft you will instantly be impressed by the gleaming oak hrdwd floors & vaulted ceiling open the spacious office. Upstairs there are 3 BRs including lrg master w/ its walk-in closet & grand 4-piece ensuite. Close to all shopping, D/T & major roadways.



\$529,900

Greenview



Incredibly unique, one of a kind property that offers commercial space as well as residential. The main level features a triple tandem garage that is perfect for car enthusiasts, a small kitchen and half bath. Upstairs features beautiful finishings with a spacious kitchen. Massive built in entertainment center, entertainment lighting, work station, full bath and murphy bed. The top floor is the master suite with custom built bed, full bath and leads to the roof top patio to take in amazing views and sunsets.

\$629,900

Top 1% In Canada • No. 4 in Calgary • No. 25 in Canada

ROYAL LEPAGE
 Foothills



Chris Zaharko

Phone: (403) 249-4322

Fax: (403) 240-2167

Email: czaharko@rlfoothills.com



Development Opportunities

Priddis / Spruce Meadows



INCREDIBLE OPPORTUNITY! 130 +/- acres (approx **\$178,000.00 per acre**) available for land development. Beautiful mountain views and quick access to Marquis de Lorne Trail. 1/4 section has new school and recreation centre developed. This is an ideal opportunity for multi family residential dwellings.

\$23,115,000

Springbank Hill



A great opportunity to build your dream home with incredible mountain views. Close to 2 acres, with un-obstructed views. A great south west exposure. This lot could have the potential for subdivision in the near future, as the development gets closer (4-5 lots / 2 acres).

\$799,900

40 Acre Development Opportunity



40 acres of land located on Glenmore Tr. & RR284, incredible mountain views (RR284 is the city limit). Land is ideal for future development. The land has an 11 stall attached barn to one of the largest indoor arenas in Calgary. 2 houses on the property a 2200 Sq Ft home & a mobile home for the staff.

\$4,500,000

Conrich - Development Opportunity



20 acre parcel 4 miles north of Conrich with stunning mountain views and only minutes to Calgary! The 20 acres of land

would be ideal for a working or hobby farm. Future redevelopment opportunities for this land make this an excellent opportunity.

\$1,620,000

Conrich



Over 3400 Sq Ft of developed living space on **20 acres!** This home has it all! Main level is oak hardwood flooring & an open concept living area with built in oak shelving. The

kitchen has beautiful oak cabinetry, granite countertops, drawer organizers a trash compactor plus much more. The 2 skylights with rain sensors light up the kitchen & living area along with the double sided fireplace & large patio doors. Downstairs you will find 2 large bedrooms, a huge family room with wet bar, in floor heating & a hot tub enclosed in the walkout area by glass! All of the bathrooms have jetted tubs and granite countertops as well! There is a security system & cameras of the property, central air, wrap around glass enclosed deck & much more. The 20 acres has a garden plot, greenhouse, 4 garden sheds, irrigation system, oversized double garage with complete workshop, 3 ponds and even some playground equipment for the kids! Nothing has been overlooked at this house, it is exquisite.

\$1,590,000

Conrich - Development Opportunity



20 acre parcel 4 miles north of Conrich with stunning mountain views and only minutes to Calgary! The 20 acres of land would be

ideal for a working or hobby farm. This has also been slated for future residential development under the Serenity Conceptual scheme. On the land you will find a well maintained 4 bedroom bilevel with beautiful oak hardwood floors and new tile on main level. The double garage is detached and oversized, perfect for larger trucks! Excellent Opportunity!

\$1,625,000

www.zaharko.com

ROYAL LEPAGE
Foothills