



# 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.



**\$1,950,000**

## Copperfield



This attractive two-storey home is in a cul-de-sac with parks and pathways nearby. The main floor has a bright and open floor plan, carpeted living room with gas fireplace, and kitchen with an island, ideal for entertaining. Three good-sized bedrooms, Master with walk in closet, huge master bath with large soaker tub and separate shower. This home features a nice deck for the summer and a detached two-car garage.



**\$368,000**

## Varsity Towers 1 Units Left



1 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!

**\$478,900**

## Richmond / Knob Hill



2 beautiful brand new infills with over 2700 sq ft of living space. These homes have 3 exquisitely finished levels and a basement area perfect for a media and games room. Throughout the main level and in the master suite you will find stunning hardwood floors, and roughed in floor heating. The main level is an open concept design with a large kitchen, living and dining area and large patio. The kitchen has granite counter tops, maple cappuccino cabinets, under cabinet lighting and stainless steel appliances. The 2nd level has 3 large bedrooms, 2 of which have walk in closets, 2- 4 piece bathrooms and also a laundry area. The master suite is truly a retreat where you will find a 6 piece master bath with steam shower, huge walk in closet and a private roof top patio with incredible views. Don't forget about the double detached garage, and plenty of storage space.

**\$1,199,000**

## Connaught



Beautiful fourteenth floor, one bedroom plus den in the landmark building of the Connaught community.

Breathtaking views of Calgary's downtown, COP, and the Rocky Mountains. Within walking distance to all amenities 17th avenue and downtown have to offer. Great building amenities include exercise equipment, billiard/ foosball tables, darts & full virtual golf center. With its west exposure it is flooded with natural light and features a bright & open floor plan, ideal for entertaining

**\$379,900**

## Anderson Estates



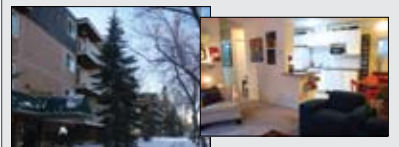
The Anderson, Calgary's first concrete highrise. An open layout throughout the living space.



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.

**\$299,900**

## Lower Mount Royal



Beautiful 1 bedroom + den condo in desirable Lower Mount Royal. Within walking distance to shops, restaurants, and all amenities. This condo is two minutes from downtown, features large bright living room open to dining room, spacious master bedroom with his and her closets, large full bathroom, and covered parking. Ideal for professional couple.

**\$284,900**

**“Zaharko” the name synonymous with Real Estate**



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### Garrison Woods



An ideal family home with more than 2200 sq ft of living space. This home includes rare stonework in both the living room and kitchen areas. Darker carpets and nice ceramic tile with modern colors throughout. Enjoy the separate kitchen space with 3/4" granite accent wall, with built in bench seating. Wrought iron railings, and open concept staircase to the tasteful 2nd floor master bedroom and 5 pc ensuite with double sinks and walk in closet space. Second floor laundry with sink. Top floor open space loft, the perfect retreat area, for a master suite or media/office. The basement is unfinished with 9' ceilings and would be ideal for a media room and workout area. There is also a double detached garage, just off the stamped concrete patio, with gas bbq line.

**\$694,900**

### 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.

**\$289,000**

### Connaught



Beautiful 1 bedroom in trendy Connaught! This condo was recently renovated with new laminate flooring, paint, light fixtures and patio doors. The floor plan is an open concept design with walk through kitchen. The large master suite has new shag rug and full length mirrored closet doors. In suite laundry, south facing patio and conveniently close to shopping, public transportation and minutes to downtown make this a great place to call home.



**\$239,900**

### 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.



**\$399,000**

### 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 spacio e 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**

### Bridgeland



A stunning two bedroom in trendy Bridgeland. This condo has gleaming cappuccino hardwood and ceramic tile throughout. The kitchen is complete with black appliances and maple cabinetry and eating bar. Located near many unique restaurants, great shopping, fabulous city views, steps to the C-train and river and only minutes to downtown.

**\$399,900**

### Garrison Greens



2 bedroom+den condo in desirable Garrison Greens. This open concept condo has beautiful maple cabinets, water purifier, stainless steel appls, granite counters & an eating bar in the kitchen. The lrg living area has plenty of natural light and room for 2 sets of furniture! There is a large den perfect for any workspace/computer. Master suite has a french doors leading to a patio, a walk-through closet & full ensuite. Amenities incl. fitness rm, library, entertainment/party room & outdoor gazebo w/ green area.

**\$399,900**

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## Development Opportunities

### West Springs / Wentworth



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

**\$1,150,000**

### 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**

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### Priddis



A beautiful hand crafted log cabin, close to 8000 sqft of development with incredible views of the mountains and foothills. A custom retreat, ideal for any family. Built with the highest level of craftsmanship and situated on 80+ acres and nestled high on a bluff with world class 360 degree views. Five bedrooms throughout make this an ideal family home.

A main floor den, a large living area with floor to ceiling windows. A large family area with wood burning fireplace and vaulted ceilings (27' high). An open kitchen which is ideal for entertaining with a center eating bar and separate dining area. Two main floor decks, one off the master bedroom and the second off the living area making this an ideal space to barbeque and takes in the scenery. A master retreat with vaulted ceilings, (and separate deck), walk-in closet and 5 piece ensuite. The lower level walkout is ideal for entertaining and relaxing. A wet bar with games room and wood burning fireplace finished in river rock, to complement the upstairs fireplace. A separate workout facility with sauna, additional Brm with ensuite & a separate family room/ media area with lots of storage. Off the walkout level enter the hot tub and take in the unobstructed mountain views. The breezeway connects the main house with an attached four car heated garage. Also located on the property is an 80x50 heated shop ideal for any car enthusiast or craftsman. Complimenting this acreage is an additional family home (1600 sqft bungalow), ideal for the in-laws, guests or additional family.

**\$5,500,000**

### Lower Mount Royal



A one of a kind architectural masterpiece designed by Thomas Debecki situated in desirable Lower Mount Royal. Within walking distance to all amenities that 17th Avenue and downtown have to offer. Close to 4000 sq ft of development, with top of the line finishing throughout. Fantastic natural light with floor to ceiling windows, and a rooftop pyramid atrium. A center bridge connects the master retreat with the additional two bedrooms. The master bedroom has a spa like feel, with steam shower, his and her vanity, and has a large jetted tub, which is the focal point of the room. An additional fireplace sets the mood, while a separate balcony takes in the south light. A built in closet is suitable for any working professional's wardrobe. A fourth level rec room has 360-degree views of the city skyline. The kitchen boasts top of the line appliances, and finishing, and has a large center concrete island. A separate dining area is adjacent to the kitchen and has great city views. The main floor family room has a wall of glass 30' high and has great natural south light. The living area is divided by a Picus fig tree brought in from Florida, and towers 40' in height. The lower level is ideal for entertaining with a games room, lots of storage, and open to the living area.

**\$ 2,999,999**

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