



# Chris Zaharko



## Connaught



Within walking distance to all amenities 17th avenue and downtown have to offer. Open concept two bedroom, two-bathroom executive suite with hardwood flooring throughout. Unit boasts floor to ceiling windows in both bedrooms and living area, and an oversized balcony with stunning views of Calgary's downtown. The kitchen has stainless steel appliances, a large raised breakfast bar, and maple cabinets. Large Master bedroom features a four-piece ensuite, and his and her closets. Furniture and electronics are being sold with this unit making an ideal investment opportunity.

**\$479,900**

## Varsity Towers



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!

**\$419,900**

## 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**

## Lakeview Village



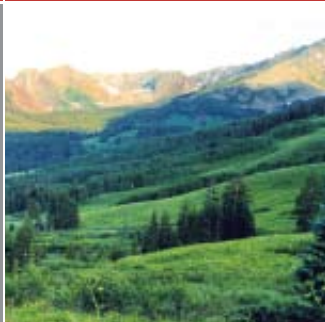
Captivating estate home in desirable Lakeview, across from Earl Grey Golf and Country Club. Traditional center hall plan and close to 3000 sq.ft of development built on a huge pie shaped lot. \$600,000 in recent renovations including a custom kitchen with maple cabinets, granite countertops, top of the line appliances, skylights and French doors leading to the breathtaking backyard. Four bedrooms on the upper level and two on the lower, ideal for family living.

**\$1,399,999**

# “Zaharko” the name synonymous with Real Estate



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**Garrison Woods**



An ideal family home with over 2200 sq ft of living space. The main level features rare stonework in the living and kitchen areas. The kitchen space boasts a 3/4' granite accent wall along with granite countertops, a large breakfast bar, and built in bench seating. The staircase built with wrought iron railings lead

to the 2nd floor with a master bedroom, 5 pc ensuite, and a large walk in closet. The top floor bonus room is ideal for a large office or media room. The basement is ideal for development with 9'ceilings. Enjoy a stamped concrete patio with bbq line, and a double detached garage.

**Olympic Village**



Two bedroom, two bathroom condo minutes from downtown and all amenities. Extensive complex amenities include a pool, a hot tub, an exercise room, and an outdoor tennis court. Boasts an open concept, and a gourmet style kitchen with granite countertops, maple shaker cabinets, stainless steel appliances, and a breakfast bar. Outstanding city views from the patio.

**\$305,900**

**Killarney**



Close to all amenities, public transit and only 5 minutes to downtown. Built in 2006 this four plex has an open layout, 9' ceilings and lots of windows provide great natural light. Brazilian floors, beautiful walnut cabinets and upgraded stainless steel and black appliances. 2 large bedrooms upstairs both with walk-in closets and a 4 piece bath with deep soaker tub. The basement was professional finished by the developer with a large rec room/ games room, and an additional full bathroom.

**\$444,000**

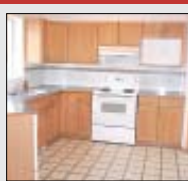
**Garrison Greens**



2 bedroom+den condo in desirable Garrison Greens. This open concept condo has beautiful maple cabinets, stainless steel appls, granite counters & a breakfast bar. Enjoy a large living area, and a modern open concept. The den is ideal 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**

**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.

**\$499,900**

**Eau Claire**



Exceptional location being one block from the river, within walking distance to downtown, all amenities, and Eau Claire Market. Adjacent to the river paths, shopping, and C-train make this home ideal for the working professional. Large one bedroom with laminate flooring throughout, in-suite laundry, and a large bathroom with a new vanity. The kitchen has been redone with beautiful maple cabinets, and black appliances. Great south exposure with large windows and a balcony allowing for great natural light

**\$279,900**

**Top 1% In Canada**

**ROYAL LEPAGE**  
 Foothills



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## Conrich



20-acre parcel with over 3400 sq ft of development. Throughout the main level is oak hardwood flooring and an open concept living area with built in oak shelving and a double-sided fireplace. The kitchen has beautiful oak cabinetry, granite countertops, and 2 skylights with rain sensors. Downstairs you will find 2 large bedrooms, a huge family room with wet bar, in floor heating and a hot tub enclosed in the walkout area by glass. All of the bathrooms boast jetted tubs and granite countertops. Additional upgrades include a security system, central air, and a wrap around glass enclosed deck. The 20 acres has a garden plot, greenhouse, 4 garden sheds, irrigation system, oversized double garage with complete workshop, and 3 ponds

**\$1,590,000**

## 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.

**\$399,000**

## Lower Mount Royal



Own a piece of history! The Anderson Estates is one of Calgary's premier heritage buildings. This T-style end unit has great south exposure, with fantastic city views. Within steps to all amenities 17th Ave and Downtown have to offer. This condo is flooded with natural light by 6' windows and features 10' ceilings, granite countertops, maple cabinets, maple hardwood flooring, and solid oak doors and baseboards. The four-piece bathroom features the original claw-foot tub.

**\$279,900**

## Connaught



Inner city living at its best in the heart of the Connaught community. Within walking distance to downtown and all amenities. This two bedroom, two bathroom boasts an open floor plan with contemporary finishing throughout including stunning marble flooring. The kitchen features stainless steel appliances with a stainless steel backsplash, and a raised breakfast bar. The master bedroom is open to a large 4 piece ensuite with a stunning soaker tub and separate shower. The unit is flooded with natural light by a Romeo and Juliet balcony, and boasts incredible city views.

**\$314,900**

## 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 blevel with beautiful oak hardwood floors and new tile on main level. The double garage is detached and oversized, perfect for larger trucks! Excellent Opportunity!

**\$1,400,000**



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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



This beautiful Lower Mount Royal character home has been historically researched and restored to the exact detail of the "arts and crafts" era. No expense has been spared in the woodwork, original stain glass collection, architectural wallpapers, and much more. The exquisite landscaping is highlighted by a private patio retreat featuring a hot tub, fire pit, brick, sandstone, and decorative concrete finishing. The home has been upgraded with all new electrical, plumbing, insulation, radiant floor heating, granite countertops, and high end appliances such as a Sub Zero, Miele, and Ultraline.

**\$1,290,000**

**Top 1% In Canada**

**ROYAL LEPAGE**  
Foothills