



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

Connaught Development Opportunity



2 Beautifully finished infill with 3900 sq ft of living space.

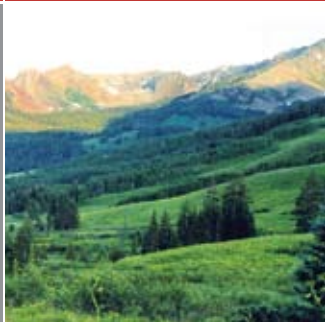
This home boasts an open concept with contemporary top of the line finishings throughout. The main floor features site finished beech hardwood that continues throughout the house complimented by a vast array of windows that flood the home in natural light. The gourmet style kitchen features 5' thick satin finish granite countertops, glass backsplash, European Cabinets, and top of the line stainless steel appliances including Sub Zero and Miele. In the master bedroom you will find a spa like ensuite with in floor heating, a large soaker tub, a separate shower with dual showerheads, and a his and her vanity. All three bedrooms are generous in size and boast plenty of natural light. The third floor loft boasts a stunning west facing roof top deck. The home is situated on a corner lot making for a large back yard with a double garage.

\$3,200,000

“Zaharko” the name synonymous with Real Estate



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



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 ¾' 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.

\$619,900

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.

\$294,900

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



Chris Zaharko



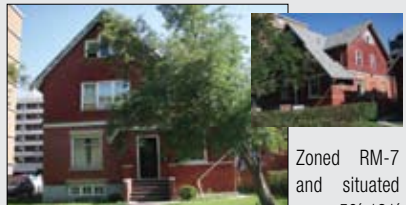
Conrich



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

Connaught



Zoned RM-7 and situated on a 50x131ft

lot this property is an excellent opportunity for commercial/ residential use in the sought after community of Connaught. Would make for an ideal professional practice being within minutes to downtown and all amenities.

\$1,500,000

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

Garrison Woods



This home boasts 4 levels of Custom finished contemporary living space with 3 bedrooms + den and over \$280,000 in

recent high-end finishings. The front room is a formal sitting area accented by a floor to ceiling tile fireplace, with beautiful high gloss walnut flooring throughout main level. The kitchen boasts granite countertops, an oversized island, a walk in pantry and a bright and open dining area. The third level master retreat features a stone surrounded 3-sided fireplace, vaulted ceilings, a large jetted soaker tub, his and her granite vanity, a walk in closet, and a 2-person steam shower. The second level features a large media room with a built in walnut entertainment cabinet. Also on the 2nd level is a den with a 2-sided fireplace and french doors ideal for a home office. The basement is fully developed with slate flooring throughout, an additional bedroom/ bathroom, a work out area, a wine cellar, and a walk out onto patio Garrison Woods.

\$979,900

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!

\$1,290,000

www.zaharko.com



Phone: (403) **249-4322**

Fax: (403) 240-2167

Email: czaharko@rfoothills.com

www.zaharko.com



Priddis



Beautiful hand crafted log cabin, close to 8000 sqft of development with incredible views of the mountains and foothills. A custom retreat, built with the highest level of craftsmanship and situated on 80+ acres and nestled high on a bluff with world class 360 degree views. The main floor features 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 take in the scenery. A master retreat with vaulted ceilings, walk-in closet and 5 piece ensuite. The lower level/ walk out features a wet bar, wood burning 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. Complementing this acreage is an additional family home (1600 sqft bungalow), ideal for the in-laws, guests or additional family.

\$5,500,000

Connaught Development Opportunity



An excellent opportunity for re-development (88'x103') close to 10,000 sq ft zoned RM-7 in sought after Connaught. This site would be ideal with retail/ commercial and condo redevelopment. This site must be sold in conjunction with neighboring two properties. Great access to downtown and 17th avenue make this an excellent development site. This site could also be a valuable holding property with 2 homes that have been recently renovated and are in excellent condition, and a residential 6-plex.

\$1,399,999

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.

\$1,190,000

Top 1% In Canada

ROYAL LEPAGE
Foothills