



Chris Zaharko



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 built in wine rack, Ultraline stainless steel appliances, a walk in pantry and a bright and open dining area. 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 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.

\$899,900



Altadore



Captivating townhouse in the heart of Marda Loop. The main floor boasts a gas fireplace, and a large dining/ living room accented by gleaming hardwood floors and 9ft ceilings. The kitchen features black appliances, maple cabinets, granite countertops, under cabinet lighting, ceramic tile backsplash, and a 10ft center island. The basement has been professionally renovated into a fitness area, with a dry sauna ideal for any type of athlete.

\$534,000



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

Killarney



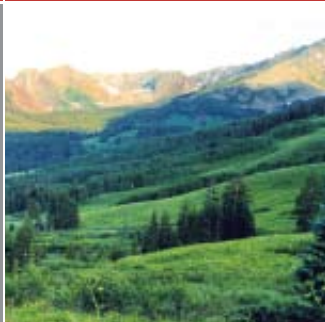
2 Beautifully finished infills with 3900 sq ft of living space. This home boasts an open concept with contemporary top of the line finishings throughout. The main floor features site finished beech hardwood that continues throughout the house complimented by a vast array of windows that flood the home 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.

\$1,150,000

“Zaharko” the name synonymous with Real Estate



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Montgomery



Situated on a corner lot on a quiet street with great views of the bow valley. Enjoy an oversized private backyard with plenty of mature trees and being right across from Montalban Park. The top floor has two generously sized bedrooms with a four-piece bathroom, while the walkout basement is host to a beautifully renovated one Bedroom one Bathroom suite with a separate entrance. Close to all amenities, downtown, COP, and U of C.

\$549,900

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

Bridgeland



Bright and spacious suite in the desirable inner city community of Bridgeland. Boasting an open floor plan this condo features hardwood flooring, a gas fireplace, and a large west facing balcony. The kitchen has granite countertops, a raised breakfast bar, ceramic tile and stainless steel appliances. Both bedrooms are generous in size with the master bedroom having a walk in closet.



\$344,900

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

Point McKay



Minutes from downtown, nestled on a quiet cul-de-sac, backing onto the river with pathways and green space steps away. Flooded with natural light with its west exposure, and accented with beautiful hardwood floors throughout. All three bedrooms are extremely generous in size. The backyard is spectacular, very private with mature landscaping.



\$529,900

Haysboro



Two bedroom corner unit featuring a wrap around balcony. Enjoy a beautiful kitchen with new black appliances, maple cabinets, and a dining area ideal for entertaining. The complex includes a fitness room, sauna, party room, underground parking, and on site security personal. Within steps of all amenities, shopping, and the LRT station.



\$314,900

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



Lower Mount Royal - Anderson Estates



Own a piece of history! The Anderson Estates is one of Calgary's premier heritage buildings,

and has been historically restored to its original state. Within steps of all amenities 17th avenue and downtown have to offer. The building features a marble stairway, a restored brass elevator, and stunning woodwork throughout. This T-style unit boasts 10ft ceilings; hardwood floors and 6ft windows that flood the space with natural light and give outstanding views of Calgary's city skyline. The kitchen features granite countertops, maple cabinets, newer appliances, and tile backsplash.

\$289,900

Lower Mount Royal - Anderson Estates



Own a piece of history! Loft living at it's best! The Anderson Estates is one of Calgary's premier heritage buildings. This unit is unique being the largest, and only two-bedroom

and two-bathroom in the building. The bright and open floor plan boasts 12 ft ceilings, hardwood flooring throughout, and a vast array of windows allowing for plenty of natural light. The kitchen has been completely redone with maple cabinets, Stainless Steel appliances, granite countertops, and a raised breakfast bar. One of the four-piece bathroom feature an original claw foot tub and a pedistal sink with the Master Bedroom ensuite having a separate shower. Within steps to all amenities 17th avenue and downtown have to offer.

\$549,900

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

Conrich - Development Opportunity



double garage is detached and oversized, perfect for larger trucks! Excellent Opportunity!

\$1,290,000



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

Connaught



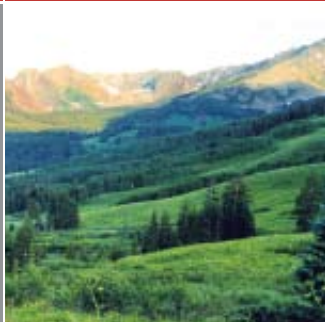
Zoned RM-7 and situated on a 50x131ft lot this property is an excellent opportunity for commercial/ residential use in the sought after community of Connaught. Would make for an ideal professional practice being within minutes to downtown and all amenities.

\$1,500,000

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Sunalta



A beautiful concrete 11 suite apartment building in Sunalta. 8 One bedrooms, 3 two bedrooms. The building is Strata titled, and

would make for an ideal holding opportunity or it is ready for a condo conversion.

\$197,000 per door

Connaught Development Opportunity



An excellent opportunity for re-development (50'x131') 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.

\$3,200,000

Upper Scarboro



Breathtaking view of the downtown skyline from this professionally renovated hillside bungalow in the inner city community of Upper Scarboro. Custom built gourmet kitchen with built in Sub Zero fridge, full size wine chiller, built in Dacor cappuccino maker, Miele steam oven/ dishwasher, professional gas range/oven with infrared broiler, river stone

countertops, cherry wood cabinets, Romeo and Juliet balcony and a stunning water wall feature. The walk out basement is fully finished with a media centre, stone fireplace, additional bedroom and a 4-piece bathroom. The backyard features mature landscaping, fruit trees, gardens, fences and a storage shed.

\$ 1,250,000

Charleswood



Professionally renovated hillside bungalow in Charleswood. A custom-built kitchen with maple cabinets, granite countertops, Vikings stainless steel appliances, and a gas stove. The main floor has an open floor plan with Brazilian hardwood floors throughout, floor to ceiling stone fireplace, and a beautiful dining area. The master bedroom features an ensuite with custom tile, maple cabinets, a hypoallergenic "bubble" tub, and a glass shower. The basement is fully developed with a large rec room and additional bed and bath. The backyard features terraced landscaping, apple trees, fences, and cedar stairs leading from the dining room and master bedroom to the deck.

\$849,900

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

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