



Chris Zaharko

Top Individual Agent of
Royal LePage Foothills 2008



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Lower Mount Royal



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.



Suite #2 - Has tremendous natural light with 5' windows and 12' ceilings. Boasts maple hardwood, granite countertops, stainless steel appliances, and maple cabinetry. Has a gas fireplace and in suite laundry. **\$379,900**



Suite #302 - This t-style unit features 10' ceilings, hardwood floors, granite countertops, maple cabinets, and 6' windows with outstanding views of the city skyline. **\$259,900**



Suite #309 - This t-style end unit has great south exposure, with fantastic city views. Features 6' windows and 10' ceilings, granite countertops, maple cabinets, maple hardwood floors and solid oak doors and baseboards. **\$259,900**



Suite #410 - One of the largest plans in the building, this unit also features 10' ceilings and 6' windows, original maple floors, granite countertops, two large bay windows and original claw foot tub. **\$279,900**



De Winton Acreage



Situated on over 4 acres this 6-bedroom bungalow has over 6300 sq ft of top of the line finishing's throughout.



The Gourmet kitchen features antiqued cabinets, granite countertops, and a large island. A walk in closet, gas fireplace, and a 5-piece luxury ensuite in the master bedroom. Walkout basement includes a games room, a wet bar, acoustically insulated media room, a den for a home office, a steam room, and a home gym. **\$1,690,000**

Scarboro



Within walking distance of 17th ave and downtown. this home features Refinished oak hardwood throughout main

floor, a custom built gourmet kitchen with river stone countertops, and cherry wood cabinets. The walk out basement is fully finished with a media centre, stone fireplace, additional bedroom and a 4-piece bathroom with jetted soaker tub, steam shower and heated tile floor. The backyard is private with a tranquil setting. **\$990,000**

West Hillhurst



Custom built architectural masterpiece by the renowned Thomas Debecki. This 3 bedroom, 4-bathroom contemporary home is flooded in natural light through a 26 ft barrel roof with a huge skylight & 12ft European windows. The kitchen boasts beautiful gloss white cabinets by cameo, caesarstone counter-tops & complete with Dacor's commercial appliance package. Cherry wood floors, elongated concrete fireplace,



steel/concrete stairs lead to the 2nd level Glass Bridge connecting to the outstanding master retreat & additional 2 bedrooms. The basement is fully developed with a European spa, theatre & games room. Enjoy a landscaped lot with a 4-6 car dream garage/studio. **\$1,999,900**

Eau Claire



A spectacular sub penthouse that occupies the entire 14th floor with breathtaking river and down town views. This handcrafted suite of 5140 sqft boasts imported Italian marble with a beautiful inlay and maple hardwood, floor to ceiling tinted windows, 3 large bedrooms, 4 fireplaces, 2 floor to ceiling hand-crafted water features and a glass chandelier designed by Barry W. Fairbairn (Bellagio Hotel), a custom gym, and a gourmet kitchen with granite counters, solid cherry cabinets, private entry directly from elevator, 2 titled parking stalls & a storage locker. **5,200,000**

Connaught



With 5600sq ft of developed living space, this site would be ideal for any type of professional practice. Zoned RM-7 with commercial use and situated on a 50ft X 131ft lot this property is an excellent opportunity in sought after Connaught. **\$1,999,000**

Signature Park



A beautiful home close to 3000 sq ft, with 4 large bedrooms up, with beautiful city views. Completely renovated throughout with Brazilian cherry floors, granite counters and top of the line appliances. Only minutes from all amenities. **\$834,900**

Shaganappi



Beautifully finished 3 level detached home. This beautiful home boasts a stunning open floor plan with maple hardwood floors, granite countertops in the kitchen, entertainment center with a stone 2 way inside/outside fireplace, 3 large bedrooms, 4 foot skylights, as well as vaulted ceilings. **\$769,000**

Mount Royal



Beautiful 2-story home situated on an oversized corner lot in the heart of Mount Royal. Has been tastefully updated. Boasts hardwood floors, 3 fireplaces, 6 bedrooms (4 up, 2 down) very bright and spacious, traditional layout great for entertaining, large formal living room and dining room, and large bonus room over garage. This home is a must see! **\$1,999,000**

Cochrane Lake



Beautiful home with attached 3-car garage backing on to a reservoir, with over 3500 sq. ft of living space. The main floor boasts rich dark hardwood floors, a 20 ft floor to ceiling stone fireplace, kitchen with eating area and access to an extraordinary deck overlooking the reservoir. The upstairs has 4 large bedrooms, laundry room and a 6-piece master spa with an oversized jetted tub and double head shower. Lower level walkout is complete with 5-piece bathroom and a 5th bedroom. **\$879,000**

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Richmond Park



Charming 1.5 Storey home situated on a corner lot. Open concept with bright living area. Maple hardwood floors throughout. 2 bedrooms, and a large fenced in backyard. Close to shopping, parks and playgrounds. **\$419,900**

Lower Mount Royal



The largest unit in the building at over 1300 sqft, boasting 9 ft ceilings, 2 bedrooms and a large den and a spacious living room. Maple hardwood throughout living room. The kitchen has beautiful maple cabinets, black appliances, and a large breakfast bar. Balcony offers partial city views. **\$459,900**

Coopers Crossing



In this wonderful home you'll find; hardwood throughout, vaulted ceilings, a fabulous kitchen with stainless steel appliances and granite countertops. Upstairs there's a suspended hallway leading to the master bedroom that overlooks the house. The backyard is fully landscaped with a charming deck and a hot tub to relax in. **\$574,900**

Rosscarrock



Close to all amenities and public transit. Hardwood throughout main floor. 1 bedroom suite downstairs with separate access. 2 bedrooms upstairs. Very nice large private yard. **\$395,000**

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. **\$182,000 per door**

Highriver - Foreclosure



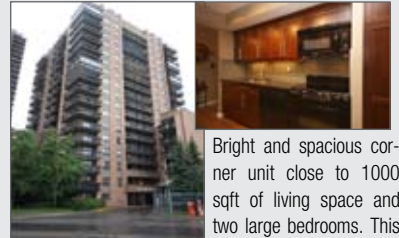
Enjoy country living situated on a quiet street, just steps to the river, and minutes to all the amenities of High River. three bedrooms, ideal for a first time buyer or growing family. The backyard would be ideal for summertime barbecuing with a patio and lawn space. Choose from 6 different suites in this complex. **7 units for sale. \$156,000**

Connaught



This 786 sq ft loft is one of a kind with 12 ft open ceilings, and a dark wood feature wall that hides access to the bedroom, walk-in pantry and laundry room. The integrated home office and living room look out through 25 ft floor to ceiling windows. 125 sq ft patio that overlooks 17th Ave. Oak hardwood floors, stainless steel appliances, custom oak cabinetry, full-wall bedroom built-ins, insuite washer and dryer, eating bar in kitchen, custom roll-up blinds, home theatre system. Storage, sec underground pkg. **\$369,900**

Haysboro



Bright and spacious corner unit close to 1000 sqft of living space and two large bedrooms. This condo has a wrap around balcony with incredible views of the city skyline. Enjoy a beautifully redone kitchen with all new black appliances, cherry wood cabinets, granite counter tops, stunning glass tile back splash and a dining area. **\$329,900**

Richmond Park



Development permit in place for a beautiful 3-storey contemporary home. 3700 sq ft of development designed by McDowell and associates. Enjoy incredible city views from your private roof top patio and garden. Features bright open floor plans including a three-bedroom layout ideal for family, and a two-bedroom. The sale includes the plans to build the two attached homes. **\$679,900**

Varsity Acres



This unit is close to 1800 Sq ft of living space surrounded by quality finishing's. There are 2 bedrooms plus a den, granite counters, maple cabinets and a breakfast nook in the kitchen, 2 full baths, two gas fireplaces, in suite laundry and 2 underground parking stalls. This unit has never been occupied. **\$349,900**

Ramsay



A 60 ft X 120 ft R-2 lot with incredible potential. Development plans created by renowned architect Marc Boutin include two contemporary detached infills with over 2000 sqft of living space. Owner will enjoy outstanding views of Calgary's downtown from the rooftop patios. The existing home is a 900 sq ft raised bungalow ideal for a holding property, with current tenants in place. **\$649,900**

Ramsay



A 33' X 106' lot with incredible building potential. Development permit and plans in place for a contemporary three storey detached infill. The home will boast a third level roof top patio taking in unobstructed views of the city, mountains, and rivers. Within minutes to bike paths, the zoo, Elbow River Park and downtown. **\$549,900**

Forest Heights



A lovely bungalow on an oversized lot, situated on a quiet street, close to all amenities. Inside you'll find a large picture window in the living room allowing in lots of south light. Hardwood throughout. 3 good sized bedrooms up. The kitchen is bright and has a spacious eating area. The backyard is large with lots of potential. **\$379,900**

Tuxedo - Foreclosure



A beautiful inner city home with maple hardwood throughout the main floor, stainless steel appliances and granite counters in the kitchen. Large family room with gas fireplace and built in media center. 3 large bedrooms up, with 2nd floor laundry. The master bedroom has a large walk-in closet, 5 piece ensuite (with jetted tub), and skylight. **\$549,900**

Connaught



A great opportunity for re-development or an ideal holding property. A character brick home with 8 self contained suites. A great location positioned on a large over sized lot (50' x 131'). Currently zoned RM-7. With in walking distance to all amenities, public transit, and shopping. This property would make an ideal office for a professional practice, or a great revenue property/ holding property which generates close to \$5500/ month. **\$1,395,000**

Downtown



Built by Pointe of view, with unobstructed views of the Bow River. The kitchen has S/S appliances, granite, breakfast bar, and shaker style cabinets. Formal dining space, open to the living room that leads to the 105 sq ft balcony. The master bedroom features a 4 piece ensuite. Steps to Prince's Island Park, and Eau Claire Market. **\$388,000**

Ramsay



Has incredible potential for development of 2 detached infills or a holding property w/revenue of \$2,150 p/mon. Development permits in place w/plans created by renowned architect Marc Boutin. Existing home has been well cared for & recently upgraded including a lower basement suite. **\$649,900**

3.5 Acre Parcel East of Okotoks



Beautiful 3.5 acre parcel of land across from Norris Coulee Estates. Walking distance to new area school and located on the bus route. A great lot for a future dream home for any family. no architectural controls allowing you to build the home of your choice, well treed on the west side, wonderful views to the east, north and south, and paved road access. **\$399,900**

Highriver - Foreclosure



Enjoy country living in the growing community of High River. Blocks to an elementary and secondary school and minutes to all the amenities of High River. This bi-level town home has nearly 1100 sq ft. 2 spacious bedrooms, a large deck, an ideal laundry room, 1 full bath plus powder room, fireplace, and a parking stall. **4 units for sale. \$155,000**

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