



# Chris Zaharko

Top Individual Agent of  
Royal LePage Foothills 2008



## 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. **\$425,000**



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**

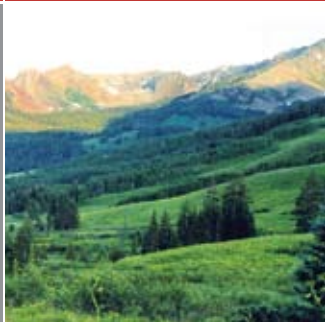


Suite #309 - This t-style end unit has great south exposure, with fantastic city views. Features 6' windows and 10' ceilings, granite countertops, maple cabinets, maple hardwood floors and solid oak doors and baseboards. **\$259,900**

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



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**Eau Claire**



A spectacular sub penthouse that occupies the entire 14th floor with breathtaking river & downtown views. This hand-crafted suite of 5140 sq ft 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 handcrafted water features and a glass chandelier designed by Barry W. Fairbairn (Bellagio Hotel), a custom gym & a gourmet kitchen with granite counters, solid cherry cabinets, private entry directly from elevator, 2 titled parking stalls & a storage locker. **\$5,200,000**



**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**

**Priddis**



A beautiful hand crafted log cabin close to 6500 sq ft of development, incredible views of the mountains & foothills. Situated on 80+ acres and nestled high on a bluff with world-class 360-degree views. 5 Bedrooms, a main floor den, large living area with floor to ceiling windows, and an incredible kitchen ideal for entertaining. A master retreat with vaulted ceilings, and separate deck, walk-in closet & 5 piece ensuite. The lower level walkout has a wet bar with games room and wood burning fireplace, a separate workout facility, additional Bedroom & a separate family room with lots of storage. Also located on the property is an 80x50 heated shop, & an additional 1600 sqft bungalow (2nd house) with 5 bedrooms. **\$3,900,000**

**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**

**Connaught**



A character building recently renovated in (2009). Positioned on a large 50' x 131' lot in the belt-line. Currently zoned for office use. This 5500-sqft property has been taken back to the studs and rebuilt. 4 levels of development make this ideal for any professional practice, or small business. Parking at the rear for 15+ vehicles, as well as street parking is suitable for clients/office staff. 10' ceilings on the main floor, 40+ windows throughout the structure, over 100 new pot lights, 2 high efficiency furnace's, a new roof, re-insulated, all new windows, new flooring, etc. The seller will allow a flooring allowance, and a TI program for interior walls if needed.. **\$1,799,900**

**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**



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## 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**

## Altadore



This 2-story walkout features 9-ft ceilings, maple hardwood throughout, soft line corners & large windows. The living room is flooded with natural light & is



connected to the dining room with a beautiful 3 pc gas fireplace. The kitchen boasts rich maple cabinets, stainless steel appliances, granite counter tops & a walk-in pantry. Upstairs you'll find 3 large bedrooms & laundry room. The master bedroom is a perfect place to escape to with a Juliet balcony with beautiful city views, walk-in closet & 5 piece ensuite w/jet tub. The walkout basement is complete with a large family room, 4 piece bath, 4th bed & a separate media/playroom. The backyard is spacious and low maintenance. **\$769,900**

## 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



countertops and top of the line appliances. Only minutes from all amenities. **\$799,000**

## Bridlewood



This impressive top floor unit is perfect for the first time buyer or an investor. The living room and dining room are

very bright and spacious. Maple cabinets and black appliances in the kitchen. In suite storage with stackable washer and dryer make things very convenient. 4 piece bathroom with banjo-style counter and a huge bedroom with large walk-in closet perfect for any wardrobe complete this cozy suite. Includes 1 parking stall just outside the main entrance. Close to all amenities, public transit, schools and parks. **\$209,900**

## 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**

## 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. **\$429,900**

## 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**

## 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**

## 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

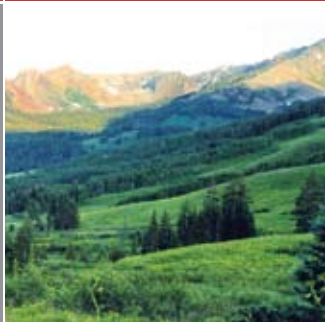


look out through 25 ft floor to ceiling windows. 125 sq ft patio that overlooks 17th Ave. Oak hardwood floors, stainless steel appliances, custom oak cabinetry, full-wall bedroom built-ins, ensuite washer and dryer, eating bar in kitchen, custom roll-up blinds, home theatre system. Storage, sec underground pkg. **\$369,900**

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**Lower Mount Royal**



A large 1-bedroom and den condo, with over 1000 sqft of development. Hardwood found throughout the living areas, an open kitchen with breakfast bar, and beautiful birch cabinets. Great views of downtown from the large panoramic windows found throughout the entire north side of the condo. A closet suitable for any wardrobe in the large bedroom. In suite laundry and additional storage. Concrete walls and ceilings for soundproofing and a secure heated underground parking stall. **\$349,900**



in the large bedroom. In suite laundry and additional storage. Concrete walls and ceilings for soundproofing and a secure heated underground parking stall. **\$349,900**

**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**

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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. **\$175,000 per door**

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**Highriver - Foreclosure**



Enjoy country living situated on a quiet street, just steps to the river, and minutes to all the amenities of High River. 3 bedrooms, ideal for a first time buyer or growing family. The backyard would be ideal for summertime bbqing with a patio and lawn space. Choose from 6 different suites in this complex. **7 units for sale. \$149,900, \$144,900, \$124,900**

Enjoy country living situated on a quiet street, just steps to the river, and minutes to all the amenities of High River. 3 bedrooms, ideal for a first time buyer or growing family. The backyard would be ideal for summertime bbqing with a patio and lawn space. Choose from 6 different suites in this complex. **7 units for sale. \$149,900, \$144,900, \$124,900**

**Shaganappi - Foreclosure**



2 - two bedroom units for sale. Nicely updated units, very bright and spacious. Only minutes away from downtown, shopping, public transit. **\$153,000, \$148,000**

**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**

**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. **\$529,900**

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. **\$529,900**

**Cochrane Lake - Foreclosure**



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 & 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**

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 & 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**

**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**

**Glamorgan - Foreclosure**



Hardwood floors throughout, maple Cabinets and granite counter tops found in the kitchen, gas fireplace with temperature control in the living room, and 2 good sized bedrooms. Located on a quiet street close to shopping and all amenities. **\$259,900**

**Kingsland - Foreclosure**



4 one bedroom units for sale. Newer conversion completed in 2007 including new hardwood throughout. These units are bright and spacious and in the perfect location being just minutes from Chinook mall, public transit, parks and schools. **\$139,900, \$134,900, \$129,900**

**#1 Individual Agent at Royal LePage Foothills**

