



Chris Zaharko

Top Individual Agent of
Royal LePage Foothills 2008



Eau Claire



A spectacular sub penthouse that occupies the entire 14th floor with breathtaking river & downtown views. This handcrafted 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. **\$4,600,000**

Priddis



A beautiful hand crafted log cabin close to 6500 sq ft, incredible views of the mountains & foothills. Situated on 80+ acres & high on a bluff with 360-degree views. 5 Beds, a den, large living area w/floor to ceiling windows & a kitchen ideal for entertaining. A master retreat with vaulted ceilings & separate deck & 5 piece ensuite. The lower level

walkout has a wet bar w/games room & fireplace, a separate workout facility, additional bed & a separate family room w/storage. Also on the property is an 80x50 heated shop, & an additional 1600 sq ft bungalow w/5 beds. **\$3,900,000**

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**

Richmond Park

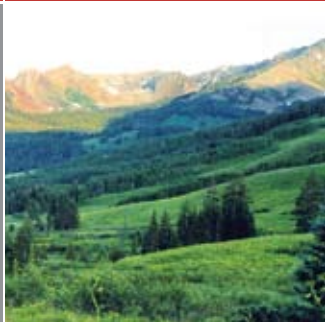


Charming 1.5 Storey home situated on a corner lot. Open concept with bright living area. Maple hardwood floors throughout. 2 bedrooms, and a large fenced in backyard. Close to shopping, parks and playgrounds. **\$419,900**

“Zaharko” the name synonymous with Real Estate



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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**

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**

Scarboro



Within walking distance of 17th ave & downtown. This home features refinished oak hardwood throughout main floor, a custom built gourmet kitchen with river stone countertops & cherry wood cabinets. The walk out basement is fully finished with a media centre, stone fireplace, additional bedroom & a 4-piece bath with jetted soaker tub, steam shower & heated tile floor. The backyard is private with a tranquil setting. **\$990,000**

Lower Mount Royal



Suite #2 - The Anderson Estates is a premier Heritage building that has been restored to its original state. Has tremendous natural light with 5' windows and 12' ceilings. Boasts maple hardwood, granite countertops, stainless steel appliances & maple cabinetry. Has a gas fireplace & in suite laundry. **\$425,000**

Cougar Ridge



A beautiful, 2 story attached home located in Cougar Ridge. The main floor has maple hardwood throughout, open concept, cherry cabinets in the kitchen, black appliances, spacious island w/ an eating bar & access to the custom built patio overlooking the landscaped yard. The master bedroom has a 4 piece ensuite with walk-in closet. 2 beds, a den area & 4 piece bath is upstairs. The basement is partially finished w/partially fin. bedroom, 4 piece bath & large recreation room ready to be finished. Close to all amenities, schools & public transit. **\$459,000**

overlooking the landscaped yard. The master bedroom has a 4 piece ensuite with walk-in closet. 2 beds, a den area & 4 piece bath is upstairs. The basement is partially finished w/partially fin. bedroom, 4 piece bath & large recreation room ready to be finished. Close to all amenities, schools & public transit. **\$459,000**

Bridlewood



This impressive top floor unit is perfect for a first time buyer or an investor. The living room & dining room are very bright & spacious. Maple cabinets and black appliances in the kitchen. In-suite storage with stackable washer & dryer make things very convenient. 4 piece bath w/banjo-style counter and a huge bedroom w/ large walk-in closet perfect for any wardrobe. Includes 1 parking stall just outside the main entrance. Close to all amenities, public transit, schools & parks. **\$209,900**



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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 & shopping. This property would make an ideal office for a professional practice, or a great revenue property/holding property that 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. **\$379,000**

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



A large 1-bedroom & den condo, w/over 1000 sqft of development. Hardwood found throughout, an open kitchen with breakfast bar & beautiful birch cabinets. Great views of downtown from the panoramic windows found throughout. A closet suitable for any wardrobe in the large bedroom. In suite laundry & additional storage. Concrete walls & ceilings for soundproofing & a secure heated underground parking stall. **\$339,900**

Lower Mount Royal



Suite #302 – The Anderson Estates is a premier Heritage building that has been restored to its original state. 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**

West Springs



Beautiful 2 story home located in a quiet cul-de-sac in West Springs. This home is complete with 4 beds, a bonus room, finished basement w/a games/media area, large kitchen w/ maple cabinets, maple hardwood floors, Jacuzzi in master ensuite, fully landscaped back yard with partial mountain views. Close to all amenities, shopping, schools, parks and public transit. **\$534,900**

Beautiful 2 story home located in a quiet cul-de-sac in West Springs. This home

Sunalta

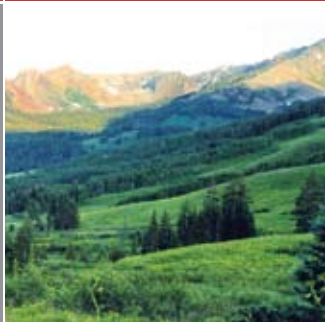


A beautiful concrete 11 suite apartment Building in Sunalta. 8 One bedrooms, 3 two bedrooms. The building is Strata titled, and would make for an ideal holding opportunity or it is ready for a condo conversion. **\$175,000 per door**

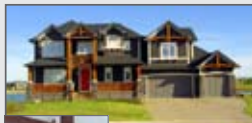
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Cochrane Lake - Foreclosure



Beautiful home w/3-car garage backing on to a reservoir. Over 3500 sq. ft of living space. The main floor has dark hardwood floors, a 20 ft floor to ceiling stone fireplace, kitchen w/eating area and access to an extraordinary deck overlooking the reservoir. The upstairs has 4 large beds, laundry room & a 6-piece master spa w/an oversized jetted tub & double head shower. Lower level walkout is complete with 5-piece bath & a 5th bedroom. **\$849,900**



Richmond Park - Foreclosure



Beautiful, bright & spacious home in Richmond Knobhill, Close to downtown, & amenities. Living room/dining room boast 9 ft ceilings, a gas fireplace & hardwood. Just off the living room is a patio w/views of downtown. The kitchen is open, w/granite counter tops, custom cabinets & a built in wine cooler. The winding staircase to upstairs has a skylight above providing lots of natural light. The master is the perfect get-away with a private patio & 5 piece en-suite & large walk-in closet. The basement is finished with hardwood & custom fireplace. There's a triple garage w/ room for storage and fully landscaped backyard. **\$649,900**

Bragg Creek - Foreclosure



Gorgeous bungalow on 2 acres of land in Bragg Creek. Main floor has hardwood throughout, vaulted ceilings & natural light from the large windows & sky lights. The kitchen has granite counter tops w/good sized eating area. The living room & dining area have a beautiful fireplace adjacent to a sun room. The master includes 4 piece ensuite & a deck overlooking a gazebo w/hot tub & a large pond. Another 2 good sized beds & 2 baths on the main floor. The walkout basement is finished w/another bedroom, bathroom, games room, media room & office. Across from the Wintergreen Golf & Country Club, walking paths & 30 minutes to Calgary. **\$799,000**

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 & 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**

Okotoks - Foreclosure



Great south facing end unit in Okotoks with almost 1100 sq ft of living space. Very bright & open. Recently updated in 2007 with laminate & ceramic tile on the main floor and black appliances in the kitchen. Main floor has a dining room that leads to a private balcony, spacious kitchen, laundry room & 2 piece bath. 3 large beds, storage room & 4 piece bath can be found on lower level. Close to all amenities and downtown Okotoks. **\$164,900**

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. **3 units for sale. \$155,000**

Shaganappi - Foreclosure



Ten - 1 bedroom units for sale. Nicely updated units, very bright & spacious.

Only minutes away from downtown, shopping, public transit. **\$153,000 (1 Unit), \$148,000 (2 Units), \$123,000 (1 Unit), \$117,000 (2 Units), \$116,000 (1 Unit), \$115,000 (6 Units), \$113,000 (1 Unit), & \$110,000 (1 Unit) Total of 15 Units**

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**

#1 Individual Agent at Royal LePage Foothills

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