

**MARKETING YOUR HOME**  
FOR ALL IT'S WORTH<sup>®</sup>

# EXTRAORDINARY TIMES

**PULLING OUT ALL THE STOPS**  
how buyers benefit from our strategy

**A GALLERY OF FINE HOMES**  
take a peek inside these properties

**MOST WANTED**  
these houses are in demand



**SAM**



# ASK SAM

## PULLING OUT ALL THE STOPS TO FIND OFF-MARKET PROPERTIES FOR OUR BUYERS

Q What are you doing that is different from other agents to help buyers find homes in this market?

The major benefits of hiring a top agent is their knowledge, reputation, contacts and connections. In today's very competitive sellers market, these attributes give buyers an edge over everyone else hunting for a home. My knowledge and reputation definitely gives buyers a leg-up when they enter into competitive offers. But the contacts and connections that I have built over the years are equally as important.

Instead of waiting around for new listings to hit MLS and then racing to try to get a showing before everyone else, I've been focusing on my connections and contacts. I've been digging deep into my database to find properties that haven't been listed yet. I'm calling my past clients who I know are eventually thinking of downsizing and updating them on the current value of their home. Downsizers are the big winners in today's market and some of them are opting to take advantage of these conditions while the market is hot.

Over the past few months I've also had success in reaching out to past clients who for one reason or another did not sell their property when it was listed over the last 5-10 years. After educating them on what is currently happening in the marketplace, I've been able to sell their home, often to my own buyer before the property gets listed.

I'm also reaching out to colleagues who are respected top agents to find out if they have any sellers in their pipeline that might be a match for my buyers. This has been a very successful strategy and I've been able to put together several off-market sales through my contacts.

Off-market listings are desirable for many sellers. They are able to maintain their privacy, avoid the inconvenience of listing their home and can circumvent 100's of people touring through their personal space. This scenario can be a win-win for both buyers and sellers.

As always, my team and I are pulling out all the stops and these strategies have been paying off for our buyers and sellers.

**THE MARKET IS CHANGING. DON'T MISS YOUR OPPORTUNITY.**

**OUR EXPERIENCE IS YOUR ADVANTAGE. CALL US TODAY.**



# FEATURED PROPERTIES

A GALLERY OF FINE PROPERTIES FOR SALE

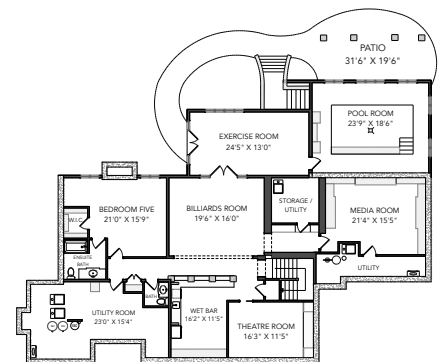
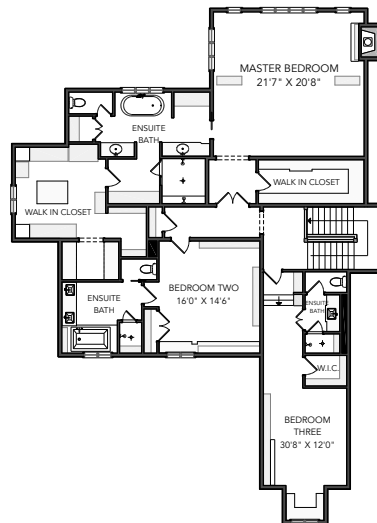
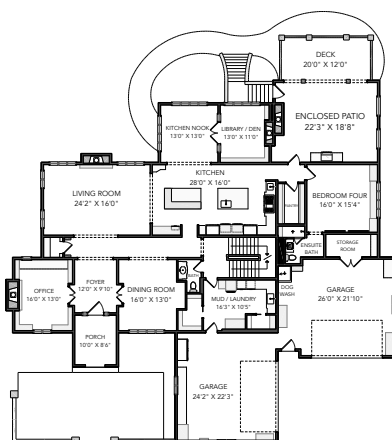


# 65

MAJESTIC POINT

ELBOW VALLEY  
\$3,500,000

Unparalleled luxury and refinement! After a 2 year renovation by Gallagher Homes and with a beautifully designed interior by McIntyre Bills, this 5 bedroom seven bathroom home boasts over 7,000 SF of opulent living space. Any discerning buyer will appreciate the high quality finishings such as exotic marbles, semi precious stones, custom millwork detailing, ceiling coffering and antique lighting reproductions featuring raw crystals. You'll find this home to be extremely inviting while still offering lots of intimate gathering spaces. In the luxurious French style kitchen there is everything you could ever need with two massive islands, marble counters & the ultimate appliance package. The enclosed patio is the spot for entertaining guests in front of the fireplace while you BBQ. Upstairs offers three bedrooms, including the stunning master retreat with a spa inspired ensuite and massive walk-in closet. The lower level features a spa-like heated indoor pool which helps make Calgary winters a breeze, exercise room, theatre room, bar and wine room. The level of detail and craftsmanship is second to none and truly is a must see!





# 122

ASPEN RIDGE  
PLACE SW

ASPEN WOODS  
\$2,700,000

Modern design and sophisticated finishes make this home the epitome of streamlined elegance. The living room's soaring ceiling, fireplace and double height windows beckon you inside. An expansive dining room is perfect for hosting special occasions. There is plenty of space to try out new recipes in the generous kitchen finished with sleek cabinets, marble counters and a walk-thru pantry into the luxe laundry room with heated floors. The private office is tucked away down the hall. A main floor bedroom and bathroom offers a quiet spot for guests. The sprawling owners suite has a double sided fireplace separating the dressing area from the bedroom, a sophisticated ensuite, walk-in closet and built-in cabinetry for fashionistas. Two additional bedrooms both with their own bathrooms complete the second floor. Downstairs is a dream bar, theatre room, family room and games area. There is also a 5th bedroom, bathroom, gym and large storage area with stairs up to the garage. Towering trees line the property providing a private, leafy backdrop for the multiple outdoor living areas. This contemporary home is very impressive and has space for everyone.





# FEATURED PROPERTIES

A GALLERY OF FINE HOMES FOR SALE

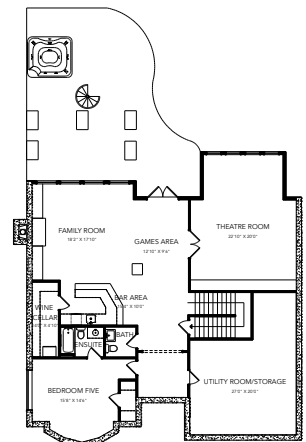
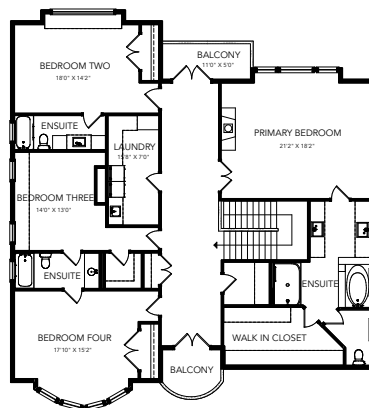
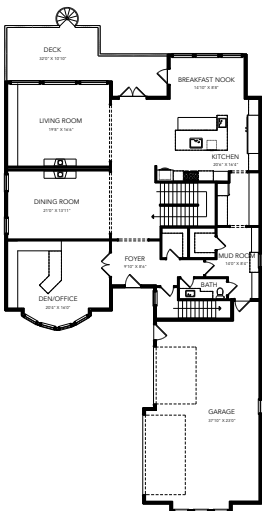


# 129

ASPEN RIDGE  
PLACE SW

ASPEN WOODS  
\$2,500,000

This palatial home is an effortless mix of comfort and luxury. Rustic and refined elements such as limestone, bespoke wool carpeting, and masterfully crafted built-ins are blended seamlessly throughout the 7400 SF of living spaces. An executive office adjacent to the foyer is perfect for working from home. Host celebrations in the formal dining area. Serve casual meals in the kitchen nook. Chefs will appreciate the huge kitchen, it's top-of-the-line appliances, large island and walk-thru pantry. The second floor has three large bedrooms (one with its own ensuite) along with an elegantly appointed owner's suite. Above the garage is a gym that could easily be converted into a nanny's room or large office. The basement is ideal for entertaining, with a family room, games area, theatre room, bar and wine cellar, plus a private guest bedroom and lots of storage. The backyard is beautifully landscaped and includes a hot tub, fire pit, covered patio and upper deck. Located steps from Rundle College, the C-Train station and the shops and restaurants of Aspen Landing. This spectacular property is unlike anything else in the district.





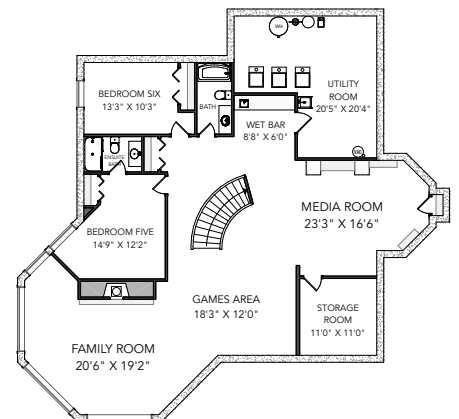
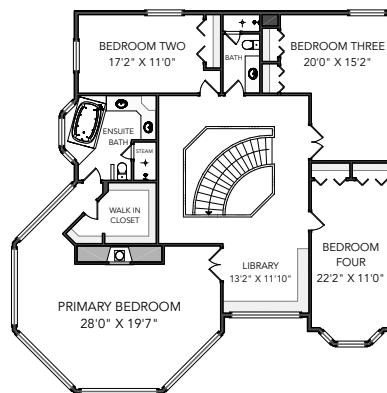
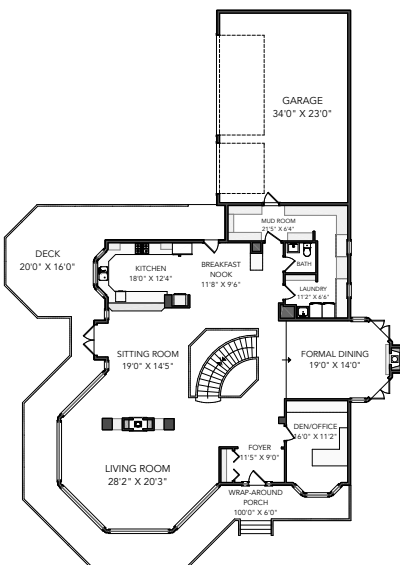
# 42

ANATAPI LANE SW

SPRINGBANK HILL

\$1,800,000

Country living within the city limits! This large home nestled into the hillside offers spectacular mountain views. The living room features a wood burning fireplace and plenty of space for large parties. The craftsman style kitchen has granite counters, double wall ovens, a 5 burner cooktop, breakfast bar and overlooks the cozy sitting room. A conveniently located mud/laundry room offers lots of pantry storage for busy families. The quiet home office with built-ins is located off the foyer. Up the curved staircase is an open library, ideal for homework. There are 3 spacious bedrooms and an owner's suite upstairs with a fireplace, an ensuite and walk-in closet. The lower floor has an additional 1947 SF of living space that includes 2 bedrooms, a games area, family room, snack bar and media room. This home is in immaculate condition, has a new roof, furnaces and water tanks. Some of the city's best private schools are steps away. This home has space for everyone to spread out and enjoy the peaceful setting.





# FEATURED PROPERTIES

A GALLERY OF FINE HOMES FOR SALE

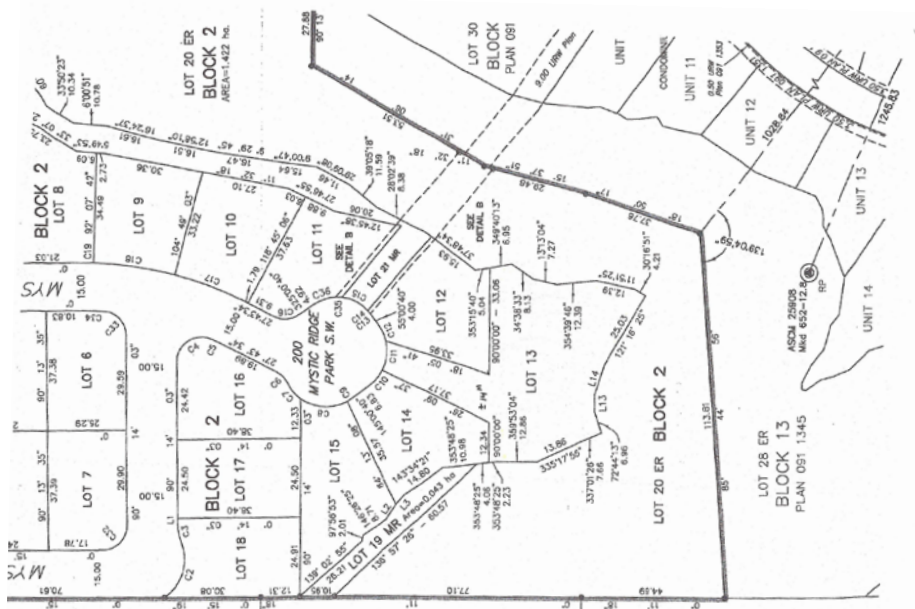


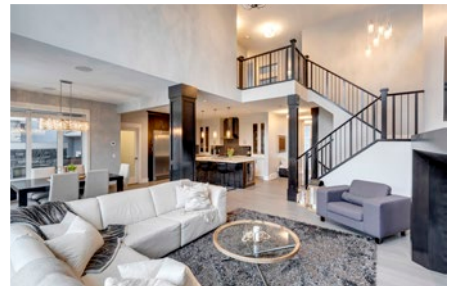
# 218

MYSTIC RIDGE  
PARK SW

SPRINGBANK HILL  
\$1,250,000

A spectacular spot to build your dream home! This half acre lot backs on to a natural ravine lined by a grove of mature spruce trees. The unobstructed views of the Rocky Mountains are absolutely breathtaking. It is an ideal lot for a home with a walk-out basement. The backyard would have sunny southern exposure and the reserved land behind offers a beautiful backdrop and privacy from neighbours. There is no building timeline or commitment so you are able to select the builder of your choice and take your time in the design phase. This affluent cul-de-sac is just moments from the Aspen Landing and Westhills shopping districts. Some of the best schools in Calgary are nearby. This is a rare piece of land where you can build a spectacular home to your own specifications. It's country living within the city limits!



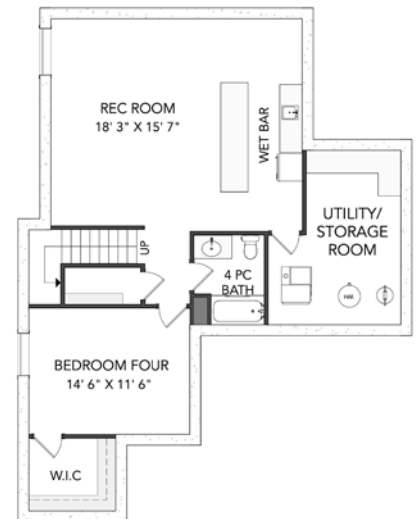
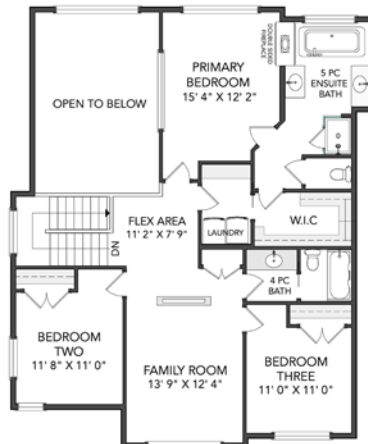


# 204

ASPEN SUMMIT  
DRIVE SW

ASPEN WOODS  
\$1,175,000

A turn-key home priced below replacement value! This property has a great layout with space for everyone and neutral finishes. The contemporary kitchen contains a full fridge and freezer, gas range, and beverage fridge. Whip up meals while guests relax in the light and airy living room then serve dinner in the adjacent dining area. There is tons of storage in the handy walk-through pantry/mudroom. The office provides a private spot to work quietly. Outside, a covered patio with a fireplace offers a cozy spot for chilly evenings. At the top of the stairs is a bonus room ideal for movie night. The primary suite contains a double sided fireplace and a spa-like ensuite with a rain shower head, soaker tub and double sinks. A convenient laundry room is accessible via the walk-in closet. Two more bedrooms are perfect for the kids and the bathroom has a separate shower and toilet making morning routines run smoothly. The lower level contains a 4th bedroom, bathroom, recreation room and bar. This property is a great buy!





# FEATURED PROPERTIES

A GALLERY OF FINE HOMES FOR SALE

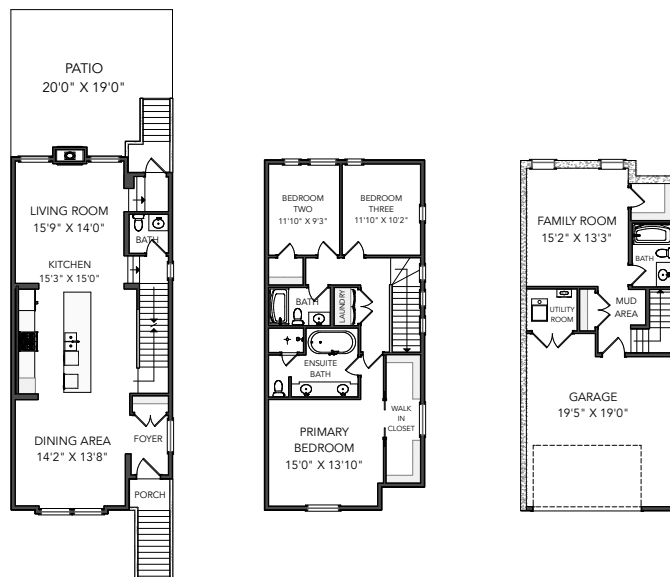


## 2110

36TH AVENUE SW

ALTADORE  
\$899,000

A top-notch location featuring high-end details, attached double garage and a private yard. This home is ideal for entertaining because of the ample living areas which flow together seamlessly and are highlighted by soaring ceilings, crown mouldings, wall paneling and warm hardwood floors. Entertain large gatherings in the spacious, sunny dining room. The classic kitchen has stainless appliances, white cabinetry, quartz counters, and a huge island with lots of seating and counter space to lay out a culinary spread. Adjacent is the welcoming living room featuring a gas fireplace flanked by windows overlooking the private patio. This is the ideal spot to BBQ or warm up beside the built-in outdoor gas fireplace. Upstairs the owner's suite contains a 5-piece ensuite and walk-in closet hidden behind double pocket doors. Downstairs, a media room can be used as a gym, office or 4th bedroom. Easily access the garage thru the basement mudroom. The shops, restaurants and markets of Marda Loop are steps away. The location, layout and price can't be beat.



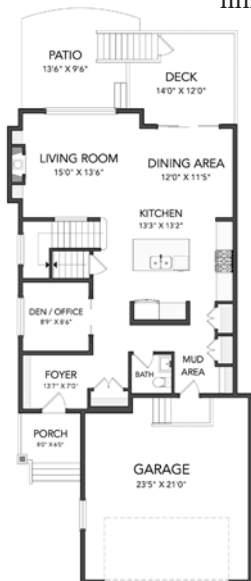


# 171

ASPEN ACRES  
MANOR SW

ASPEN WOODS  
\$825,000

Beautifully upgraded throughout! This welcoming home is bright and airy, has a great layout and lots of upgrades including built-ins and wide plank white oak hardwood. The kitchen features a 6 burner Wolf range, glass cabinets and a honed marble island countertop. Serve dinner in the adjacent dining area or entertain friends in the inviting living room. A dedicated home office is hidden behind double pocket doors. Upstairs, a bonus room with media cabinets and a bench seat is the perfect hangout spot. A private primary bedroom and large ensuite is to one side, while the two additional bedrooms, laundry and bathroom are on the other. The lower walkout level has a cozy family room with a modern fireplace, access to the covered patio and built-in bunk beds - ideal for sleepovers! There is also a 4th bedroom, 4th bathroom, exercise room, and study nook downstairs. Enjoy outdoor living on the upper deck, patio and lounge area in the landscaped yard. You'll love the design and finishes of this stylish property!





# FEATURED PROPERTIES

A GALLERY OF FINE HOMES FOR SALE

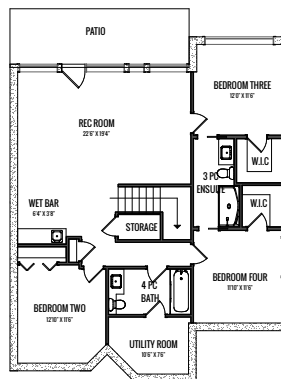
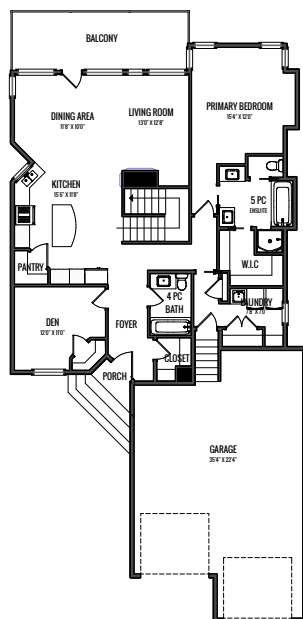


# 103

EVERGREEN  
SQUARE SW

EVERGREEN  
\$799,000

This rare, walkout bungalow is in an ideal location, has an inviting, open floor plan and a HUGE garage with a lift. High ceilings and hardwood floors flow throughout the kitchen, living and dining room. Everyone can gather together in the living room while dinner is being prepped in the kitchen. Grab a quick snack at the central island or serve meals in the dining area. Step out onto the upper deck to grill or enjoy a glass of wine while overlooking the yard below. Work quietly from home in the office beside the foyer. Settle in for the night in the private owner's suite with its own ensuite and walk-in closet. A convenient mudroom and laundry leads into the oversized, heated garage. This is the perfect spot for car lovers offering ample space for at least four vehicles, epoxy floors, cabinets, and work surfaces. Downstairs you will find a large, recreation room with a wet bar and access out to the covered patio, plus three bedrooms and two bathrooms all containing in-floor heat. Fish Creek and schools are close by. This will go quick!

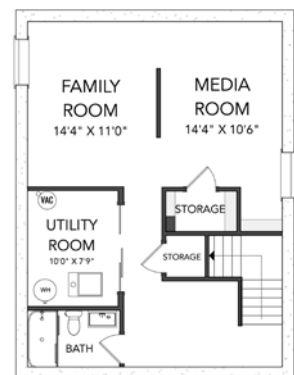




**141**  
COUGAR PLATEAU  
MEWS SW

COUGAR RIDGE  
\$625,000

This welcoming home sits on a quiet cul-de-sac and has a private, beautifully landscaped, south facing yard that is truly an outdoor oasis. The open concept main floor has hardwood floors, a living room with a gas fireplace, a sunny dining area with access out to the deck, and a kitchen with plenty of cabinets and a central island. It is the ideal spot to gather at the end of the day. A bonus room upstairs is a cozy place to hangout and watch movies. The primary bedroom overlooks the back yard and contains a walk-in closet and 5-piece ensuite with a jetted tub and large shower. The two additional upper bedrooms are perfectly sized for kids. In the basement there is enough space for a family room and playroom (or gym, or office depending on your needs). Trees surrounding the property provide a leafy backdrop for dining outdoors on the patio or grilling on the deck. The convenient location is minutes to the Calgary French School, playgrounds, shops and eateries. Act quickly, this home is a hot commodity!





# FEATURED PROPERTIES

SELECT PROPERTIES UNDER \$1MILLION

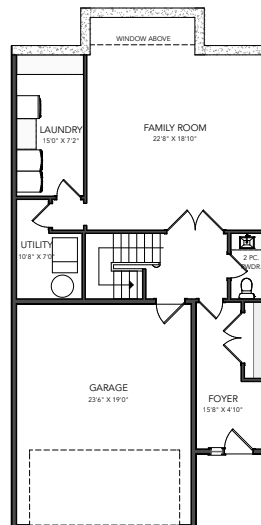
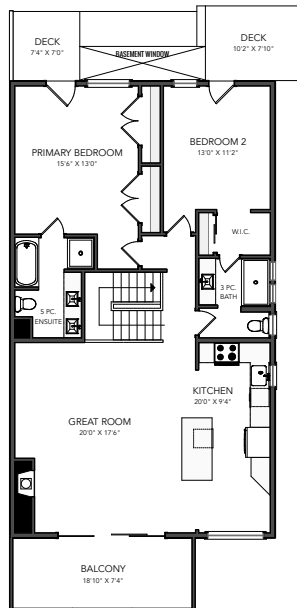


# #1

1220  
PROMINENCE  
WAY SW

PATTERSON  
\$575,000

This two bedroom corner unit in a sought after complex in Patterson has been tastefully updated. Highlights of the open concept living and dining area include a stone clad fireplace, a vaulted ceilings and big south facing windows. The sunny kitchen has ample storage, granite counters, a large central island with seating and stainless appliances including a French door fridge and a wine fridge. The owner's bedroom contains two closets, an ensuite finished in limestone and deck access. A second bedroom and bathroom complete the main floor. French doors from the foyer lead into the lower level family room which features skylight windows and a built-in Murphy bed ideal for guests. The laundry room offers additional storage and the double attached garage makes running errands a breeze. Outside, the deck is edged with mature landscaping providing privacy and a green space. The park across the street make this a perfect option for pet owners. This low maintenance, tastefully renovated townhouse is a standout!



## **MOST WANTED** ON THE HUNT FOR THESE HOUSES

DO YOU OWN A PROPERTY LIKE ONE OF THESE AND WANT TO SELL? WE HAVE THE BUYER FOR YOU! REACH OUT TO US TODAY FOR A QUICK AND EASY SALE!

### **BUYER #13**

\$600,000 - \$900,000

SMALL FAMILY NEEDS  
A TWO-STORY NEAR  
WEBBER ACADEMY

ASPEN WOODS

### **BUYER #14**

UNDER \$650,000

MOVE-IN READY  
DETACHED HOME FOR  
PROFESSIONAL COUPLE

SILVER SPRINGS,  
TUSCANY, SCENIC ACRES

### **BUYER #15**

UNDER \$550,000

FIRST-TIME BUYERS  
LOOKING FOR FIXER UPPER  
NEAR FISH CREEK

WOODBINE, WOODLANDS,  
BRAESIDE

### **BUYER #16**

\$800K - \$1MILLION

QUIET BUNGALOW  
WITH OFFICE AND  
FORMAL DINING ROOM

WEST HILLS

### **BUYER #17**

UP TO \$4.5 MILLION

FAMILY SEARCHING  
FOR UPSCALE SANCTUARY  
WITH A POOL

ELBOW PARK OR MOUNT ROYAL

### **BUYER #18**

UNDER \$500,000

ON A QUEST FOR A  
PET-FRIENDLY 2-BEDROOM  
CONDO NEAR PARK

WEST HILLS

### **BUYER #19**

UP TO \$1.5 MILLION

DETACHED HOME  
FOR YOUNG FAMILY

DISCOVERY RIDGE

### **BUYER #20**

\$900,000 TO \$1.2 MILLION

BUNGALOW WITH A  
MOUNTAIN VIEW REQUIRED  
BY EMPTY NESTERS

WEST HILLS

### **BUYER #21**

\$3M PLUS

LOOKING FOR DREAM HOME  
IDEAL FOR ENTERTAINING

BEL-AIRE, BRITANNIA,  
ELBOW PARK

### **BUYER #22**

UP TO \$800,000

YOUNG PROFESSIONAL  
SEEKING BROWNSTONE

GARRISON WOODS

### **BUYER #23**

\$900,000 TO \$1.4 MILLION

MODERN DETACHED  
WITH SOUTH YARD FOR  
EXECUTIVE COUPLE

ALTADORE

### **BUYER #24**

UNDER \$600,000

SNOWBIRDS SEARCHING  
FOR ATTACHED  
BUNGALOW VILLA

WEST HILLS



# MARKETING YOUR HOME FOR ALL IT'S WORTH®



**Jacqueline Corea**  
Marketing Director

**Chris Fullerton**  
Sales Partner, Agent

**Sam Corea**  
Team Leader, Agent

**Alison Kallstrom**  
Sales Partner, Agent

## MOVING FORWARD

The rapidly changing real estate market continues to bring new challenges at every turn. We are dedicated to getting our clients the results they seek quickly and easily.

We know that the hardest part of selling your home is the time and effort it takes to prepare it for the market. To take away the pain of selling we've developed a Concierge Program that assists home owners with everything from minor repairs, painting, home organization, staging, legal documents and more.

Buyers are concerned about finding the property of their dreams while inventory remains low and edging out the competition during bidding wars. Our experience and sharp negotiation skills have proven to be invaluable. As well, a huge resource for exclusive listings is our network of thousands of past clients. We've been able to match many buyers and sellers before the house hits the market.

It's always a privilege and a pleasure to represent our clients and we are deeply grateful for their friendship and trust. Whenever you need us, we're here to help.

With Sincere Gratitude,

*Sam Corea, Chris Fullerton, Alison Kallstrom and Jacqueline Corea*

**SAM Team Re/Max House of Real Estate**



# SHOWCASING CALGARY'S FINE HOMES

SAM and his Real Estate Concierge Team get really excited about making great deals. Selling or buying property - he helps homeowners get thrilling results. For a seriously successful and enjoyable home sale or purchase, SAM is your man.

[SAMCOREA.COM](http://SAMCOREA.COM)

# SAM

**RE/MAX**  
HOUSE OF REAL ESTATE