

Megan Stuart Greater Calgary Real Estate

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Listing Showcase



306022 Aspen Meadows Rise, Foothills County

A1059396

\$2,250,000

UNBELIEVABLE OPPORTUNITY! Between Calgary & Okotoks w/ ~11 acres, this gracious estate boasts excellence at every turn. Stone/timber security gates lead to a ~6000sqft executive walkout bungalow. Soaring ceilings, stone fireplace, gourmet kitchen plus 5 bedrooms, all w/ ensuite baths! A massive games room w/ wet bar, pool table, exercise room and theatre complete this entertainer's delight! Front porch & large back deck have views to manicured grounds, including a pond w/ 2 waterfalls! This is just the beginning! Private 80x220 arena w/ cement floor, 5 box stalls, tack & feed rooms, bath, 2nd floor viewing area (Horses? Rink? Toy collection? Private warehouse?). A 35x100 heated shop w/ loft lounge incl. bath, laundry & balcony. A detached guest house (Legal suite w/ 2 beds, 2 baths & den!). A 42x48 insulated storage building w/ cement floor & hangar door, 5 horse pastures, 6 paddocks, 5 turn-out pens...Come and live your dreams!

2021 Q1 Update

About Megan

With over 20 years of sales experience, as well as having personally bought, sold, built and renovated numerous properties, Megan has successfully turned her passion for real estate into a vibrant career. To have the opportunity to help others sell their current property or realize their dreams of a new home brings Megan great satisfaction. Her attention to detail and vast knowledge of both rural and urban real estate will be a great asset to helping you reach your real estate goals.



- ◆ Residential
- ◆ Condominium
- ◆ Acreages
- ◆ Raw Land
- ◆ Recreational

Serving all areas
within the Calgary
Real Estate Board!

February CREB Statistics Summary

With gains in every price range, residential sales activity in February totaled 1,836. This reflects the best February since 2014. "Despite continued COVID-19 restrictions, housing activity continues to improve. Much of the strong sales activity is expected to be driven by exceptionally low mortgage rates," said CREB® chief economist Ann-Marie Lurie. "Confidence is also likely improving as vaccine rollouts are underway. Additionally, some of the worst fears concerning the energy sector are easing with recent gains in energy prices." New listings also improved in February, but the gap between new listings and sales narrowed. This is causing the sales-to-new-listings ratio to rise to 65 per cent, keeping the months of supply well below three months. Conditions are far tighter in the detached sector of the market, especially for product priced below \$600,000, where strong sellers' market conditions are present. The market has faced relatively low inventory levels compared to sales for the past several months and prices continue to trend up. Detached product has the lowest months of supply and is also exhibiting the most significant gains in prices. On the opposite end of the spectrum, the apartment condominium segment still has a relatively high level of inventory compared to sales, which is impacting price recovery for this property type.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

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Market Data – Feb 2021

Calgary



Foothills County



Rockyview County



For detailed statistics in your area:
https://www.creb.com/Housing_Statistics/

Alberta Staycation Bucket List

Changing tunes from my usual posts. We don't know what the summer holds, but keep dreaming and have some fun! I've included the Stuart family list too!

- ✔ Visit a historical site:
 - ✔ Fort Calgary! Our own backyard and the kids have never been there!
- ✔ Stay in a unique accommodation:
 - ✔ West Ed Mall would be fun! We've never stayed there in a theme room...
- ✔ Eat something new:
 - ✔ The kids want to try rattlesnake!
- ✔ Experience a thrill:
 - ✔ Either ziplining or the Columbia Icefields glass walkway
- ✔ Travel in a new way:
 - ✔ Biking through the Hoodoos
- ✔ View a natural wonder:
 - ✔ I'd love to show the kids Maligne Canyon
- ✔ See an engineering marvel:
 - ✔ Maybe we'll go see the Lethbridge viaduct?
- ✔ Make viewing art a destination:
 - ✔ Lots of art downtown!
<https://maps.calgary.ca/PublicArt/>



These ideas and many more can be seen here:
<https://www.todocanada.ca/50-bucket-list-ideas-for-a-summer-staycation-in-alberta/>

DRAW!!!

EMAIL ME TO ENTER!

This quarter's draw will be for a gift card to the greenhouse of your choice!

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Don't miss out!