

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase



251222 Rocky Range View, Rocky View County

C4296370

\$1,390,000

The warm inviting character of this family home is set into a beautiful landscape. The home and detached 1600 sq ft shop with legal suite were constructed using exceptional engineering and materials. Sub-Floors on all 3 levels are heated concrete, exterior walls built with engineered studs similar to silent floor joists and foam insulation. Spectacular views of the Mountains throughout, overlooking a beautifully landscaped yard. Morning coffee on the front step watching the sunrise reflect off the pond beyond the pasture. In the home you will find a main floor open concept with a unique vaulted ceiling, a true chef's dream kitchen, grand gas fireplace, master bedroom with wonderful ensuite including jetted tub and steam shower. Top floor has bedroom that could be a second master (currently an office) & bonus room/gym. The walkout includes 2 beds adjoined by full bath, huge games area, family room, ½ bath, wine cellar and more. The incredible 40x41 detached shop has an RV bay, huge workshop and a one bedroom suite above.

2020 Q2 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!

May CREB Statistics Summary

Housing market activity in May remained slow, but sales exceeded the lows from April, which saw less than 600 sales in Calgary. May sales totaled 1,080 units, a 44 per cent decline from last year's figures. "The initial shock of COVID-19 and social distancing measure is starting to ease. This is bringing some buyers and sellers back to the market. However, this market continues to remain far from normal and prices are trending down," said CREB® chief economist Ann-Marie Lurie. "Activity has also shifted toward more affordable product, which is likely causing differing trends depending on product type and price range." Sales are down in all price ranges, but a greater share of sales are priced below \$500,000. In the higher price ranges the drop in inventory has not been enough compared to the drop in sales. Additionally, the months of supply is far higher than the already elevated levels seen during the past five years. The shift in sales toward lower-priced product is contributing to steep average price declines in the Calgary market. COVID-19 and social distancing measures have contributed to rising unemployment rates and job losses throughout many economic sectors. This is weighing on consumer confidence and the housing market. Some of this job loss is temporary, but the energy sector remains the largest concern.

Source: Calgary Real Estate Board

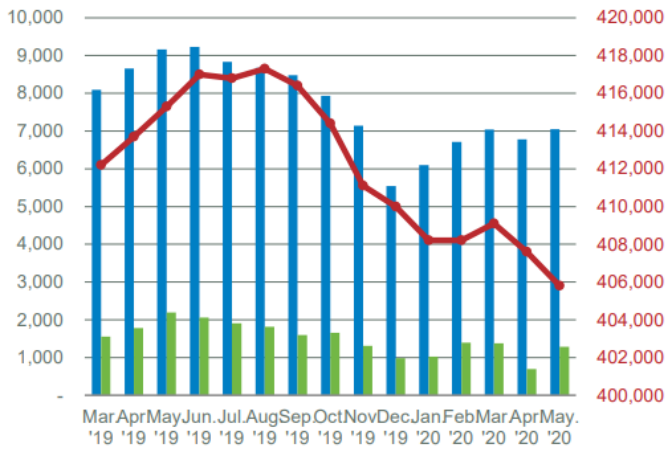
I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

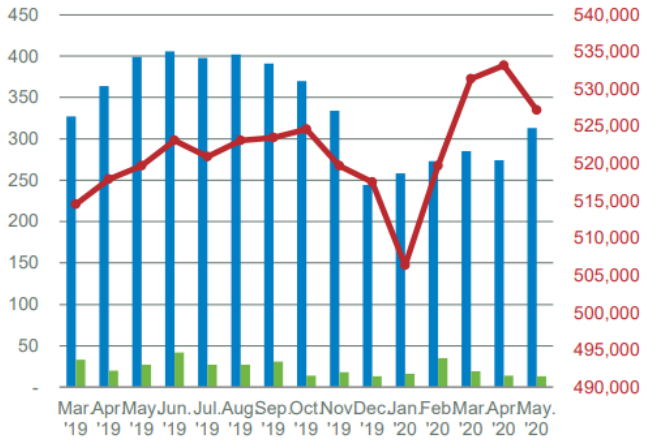
Market Data – May 2020

CALGARY CMA INVENTORY AND SALES



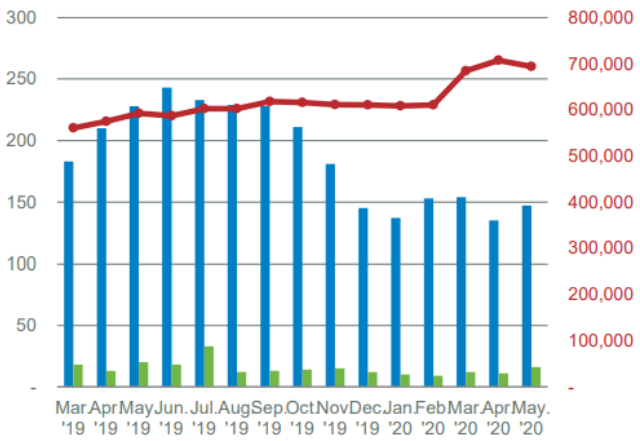
Source: CREB®

RURAL ROCKY VIEW INVENTORY AND SALES



Source: CREB®

RURAL FOOTHILLS INVENTORY AND SALES



Source: CREB®

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Indoor Air Quality

Even with Spring FINALLY here, many of us are still spending lots of time indoors. Here are some tips for better air quality at home!

- Keep your home clean
- Change furnace filters
- Run your furnace fan to circulate the air
- Invest in an air purifier
- Open the windows



Even indoors you can have a **BREATH OF FRESH AIR!**

Lend a Helping Hand

In difficult times we need to find new and creative ways to support those around us.

Lend a hand at a distance:

- Put a sign of encouragement in your window
- Share books, puzzles and games
- Help seniors w/ groceries, lawn mowing, window washing, etc.

Most of all...When you see someone...Anyone



SMILE!!!



Spring Cleanup – Outside!

When you think of “Spring Cleaning” don’t forget your home’s exterior!

- ✔ Wash down siding
- ✔ Touch up paint if req’d
- ✔ Wipe house numbers, doors & doorbells
- ✔ Prune trees & bushes
- ✔ Wash windows & sills
- ✔ Cleanup gardens/lawn
- ✔ Hose off garage doors
- ✔ Sweep off patios, decks, & garage floors

