

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase

300 Herron Point, Turner Valley, AB

C4275502

\$459,900

BRAND NEW on a massive CORNER LOT in desirable SECLUSION VALLEY, this open 3-level split plan is sure to please. The main floor features ceilings vaulted over 12' with a large foyer, kitchen & dining room with a view! The kitchen has s/s appliances, granite, a corner pantry and a huge CENTRAL ISLAND w/ EATING BAR! A spacious great room complete with GAS FIREPLACE and large windows gives UNOBSTRUCTED VIEWS to the hay field across the road. The upper bedroom wing includes a main bath, laundry, secondary bedroom (w/ walk-in closet), and the master bedroom w/ walk-in closet and 5pc ensuite (Soaker tub & separate shower!). The lower level has a huge GAMES ROOM, 2 additional bedrooms, full bath, as well as a HUGE crawl space for storage! Add in a double att garage, front landscaping w/ irrigation & this property can't be beat!



2019 Q4 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!

November CREB Statistics Summary

Year-to-date residential sales in the city remain just above last year's levels due to improvements in the attached sector so far this year. However, November sales activity eased over last year's levels, mostly due to pullbacks in the apartment sector. Meanwhile, new listings eased enough relative to sales to cause inventories to ease and the amount of oversupply to come down slightly compared to last year's levels. "Achieving more stable conditions will take time. Sales activity has been settling in at lower levels and is likely being influenced by the economic conditions and uncertainty weighing on our market," said CREB® chief economist Ann-Marie Lurie. "While the amount of supply in the market continues to ease, the persistent oversupply continues to weigh on prices." As of November, the citywide unadjusted benchmark price was \$419,100. This is just below last month's levels and two per cent lower than last year's levels. Market conditions continue to vary depending on price, location and product type. For example, prices have ranged from a year-to-date decline of nearly eight per cent for row product in the East district to a two per cent increase for semi-detached product in the North district. Larger price declines are often caused by high supply in the new-home and resale markets relative to demand.

Source: Calgary Real Estate Board

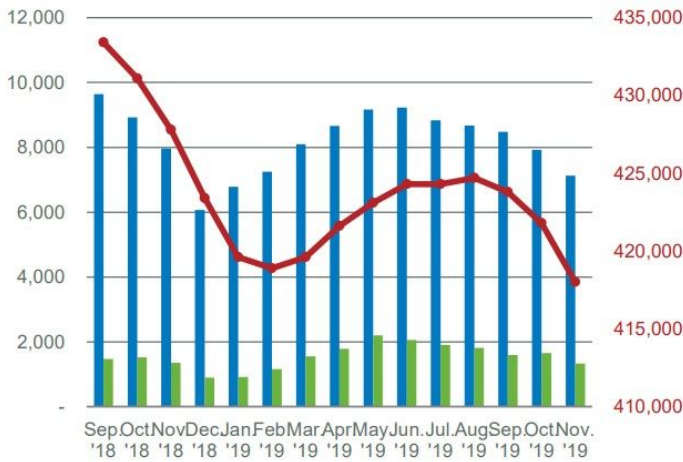
I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

Market Data – Nov 2019

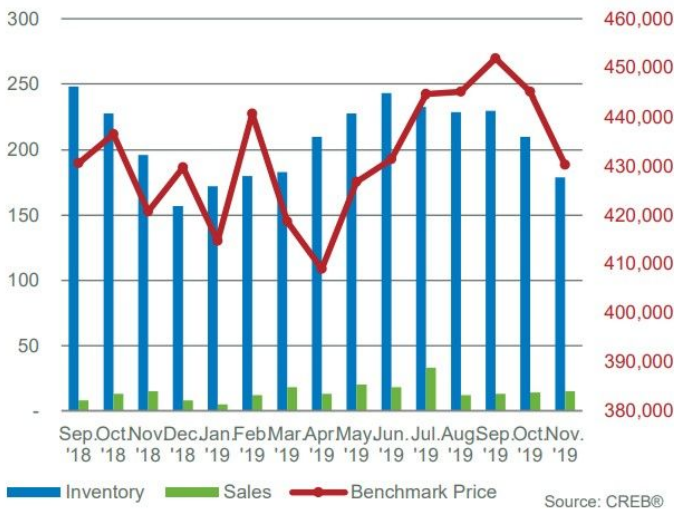
CALGARY CMA INVENTORY AND SALES



RURAL ROCKY VIEW INVENTORY AND SALES



RURAL FOOTHILLS INVENTORY AND SALES



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Energy Star

Energy Star is an internationally recognized mark of energy efficiency. What does this mean?

- ★ Same performance
- ★ Same quality
- ★ Less energy consumed



Go to www.nrcan.gc.ca and search for "Energy Star" - You'll find:

- Product lookups
- Government rebates
- Saving calculators

Family Fun!

Looking for some family fun on a budget?



Check out:

<https://www.familyfuncanada.com/calgary/>

Toboggan Hills

Special Events

Museums

Markets

Discounts

Museums

Christmas Activities

Snow Shoveling 101

Tips for the Winter season!

- ★ Stake edges of gardens/paths to mark them
- ★ Spray your shovel with cooking oil to prevent snow from sticking
- ★ Rubbing alcohol or vinegar mixed 1/3 to 2/3 water as a spray is a natural de-icer.

For something fun:

Google "Snow rolling instead of shoveling"!

