

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com

403-978-9117



Listing Showcase



443 Seclusion Valley Drive, Turner Valley

C4264716

\$439,900

This beautifully situated 4-bedroom home in Seclusion Valley allows you to have it all – nature, a thriving small town and country charm! Built by Carolina Homes, this 3-level split has a layout that offers over 2,000 sq ft of living space.

Entertaining made easy in the chef's kitchen with s/s appliances, granite, walk-in pantry & large island facing the open dining room. A few steps above, the great room features a cozy fireplace & peaceful views, or a few steps below sits a spacious family room – the perfect spots to unwind! The secluded bedrooms each have large, bright windows & include a master retreat with ensuite & walk-in closet. The generous lot allows you to enjoy country views from the covered backyard patio or mountain/valley views from the front porch. This home really is the perfect blend of beauty & function!

2019 Q3 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!

August CREB Statistics Summary

Increased sales and easing new listings reduced housing inventories in August. Sales were primarily driven by homes priced below \$500,000. Employment numbers have been improving, but mostly in industries that are traditionally lower paid. This is contributing to the shift that we are seeing in the housing market, with growth being limited to product priced below \$500,000. Rising sales for homes priced under \$500,000 offset sales declines in the higher price ranges. This caused August sales to improve by 6% compared to last year. Sales activity improved for all product types. The growth was largest for apartment-style and attached properties. Attached sales increased for the sixth consecutive month compared to the previous year. New listings continued to ease this month, which caused inventory to decline. This is helping the market shift toward more balanced conditions. The amount of downward pressure on prices is also easing. At \$426,000, the unadjusted citywide benchmark price this month remained comparable to last month, but 2.6 per cent lower than last year's levels. Despite improving sales and reductions in inventory, housing market recovery will take time. Inventory levels remain elevated and sales activity is still well below historical norms. The market continues to favour the buyer, with over four months of supply.

Source: Calgary Real Estate Board

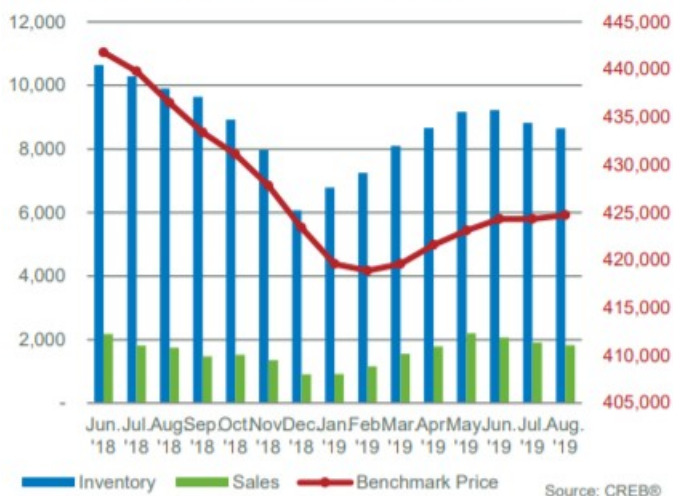
I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

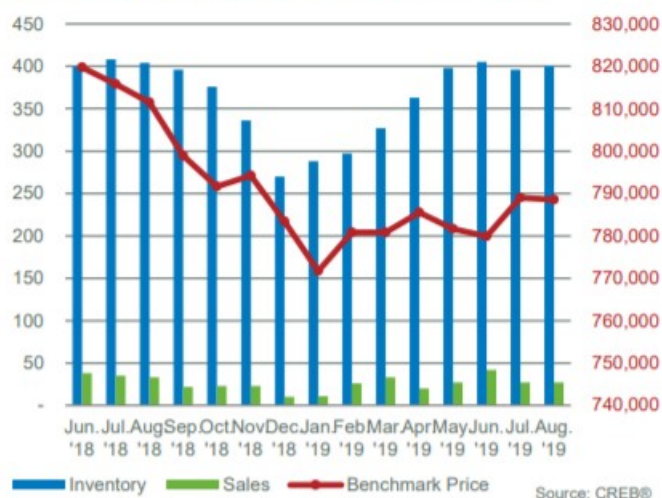
Megan@CalgaryHomeLocators.com

Market Data – August 2019

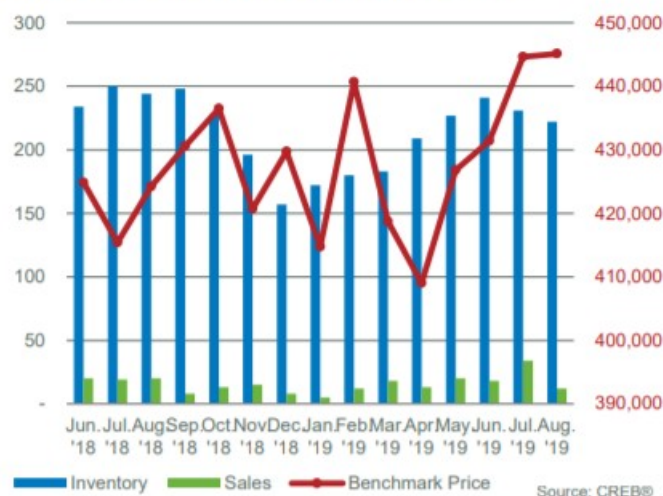
CALGARY CMA INVENTORY AND SALES



RURAL ROCKY VIEW INVENTORY AND SALES



RURAL FOOTHILLS INVENTORY AND SALES



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Well Information

Most folks enjoying country life get their water from a drilled WELL. What's the story on yours?

GroundWater.Alberta.ca

On this site you can search by:

- Legal land description
- Map
- Well id



The reports contain valuable information like when the well was drilled, depth, water level, lithology, perforations and casing.

Off the beaten cycling path!

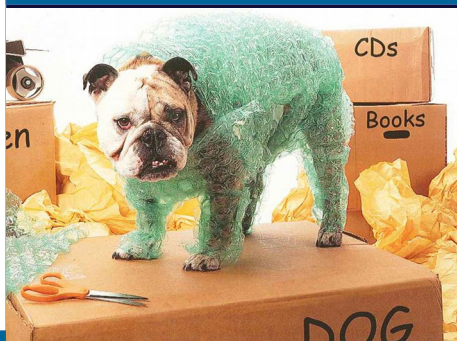
Alberta has THOUSANDS of bike routes just waiting for your next adventure!

- Food bike tours
- Downhill tracks (COP)
- Paved city paths
- Urban Pedal craft brewery tours
- Single track trails in K-Country
- BMX tracks (Indoor & Outdoor)
- Highway road bike routes

TravelAlberta.com
BikeMap.net



Moving with PETS!



We all know moving is stressful, but what about our fur babies? How do we make the transition as smooth as possible for our pets?

- Keep routines – Feeding, walking, etc.
- Update addresses with vets, locator services and pet licenses
- Surround them with familiar things (Toys, beds, dishes)