

# Megan Stuart

www.CalgaryHomeLocators.com

403-978-9117



## Listing Showcase



476 Seclusion Valley Drive, Turner Valley, AB

C4166656

\$499,900

**FORMER SHOW HOME** for Carolina Homes!!!  
1963 sq ft 1 ½ storey home on a spacious lot backing onto green space.  
With 3 bedrooms, 2 ½ baths and a full year builder warranty. Half the garage is the former sales centre & the builder is offering to revert this to a garage or leave it as additional living space!

The possibilities in this home are endless, don't miss this opportunity!

## 2018 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

“Housing market conditions are still adjusting to rising lending rates and changes in lending requirements. This process is expected to be bumpy, with demand adjustments leading the changes,” said CREB® chief economist Ann-Marie Lurie. “However, it is important to remember that it is early in the process and the impact on prices will ultimately be dependent on the supply response.”

“This is a market where the fundamentals of a sound pricing strategy need to be understood by sellers. At the same time, savvy buyers typically have a clear understanding of how much of a mortgage they can get,” said CREB® president Tom Westcott. “With all the recent changes, potential purchasers should be obtaining pre-approvals so they understand exactly what they can afford prior to making an offer on a home. It also provides them flexibility in this market.”

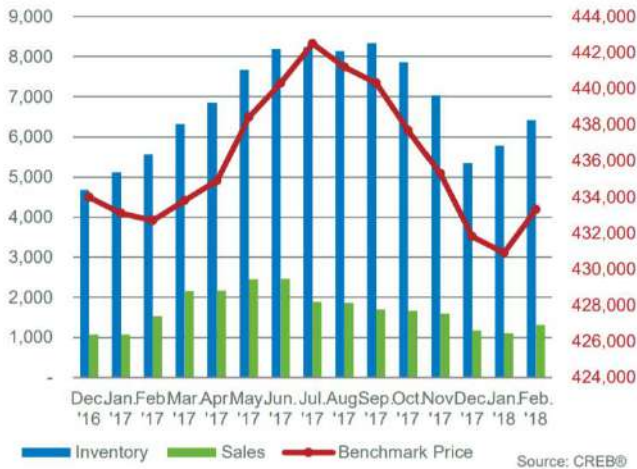
Citywide benchmark prices totaled \$434,300 in February, which is just above levels recovered last month, but comparable to levels recorded last year. While year-over-year price growth remained relatively stable in both the detached and attached markets, apartment prices remained three per cent below last year's levels. (See graphs on pg 2)

**FREE MARKET EVALUATIONS!**

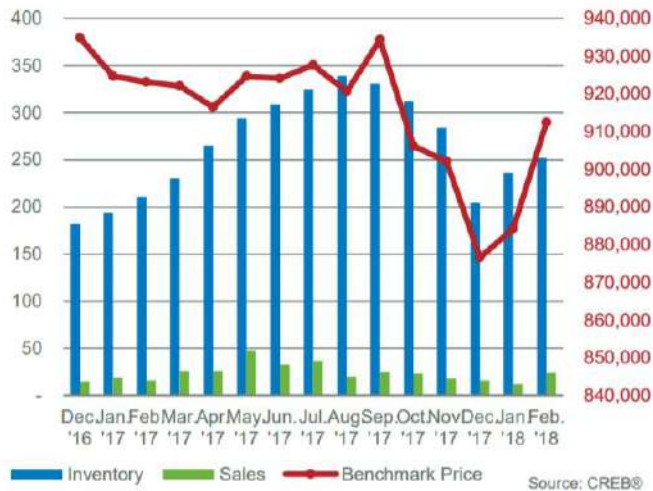
Greater Calgary Real Estate Services Inc.

# Market Data

## CALGARY CMA INVENTORY AND SALES



## RURAL ROCKY VIEW INVENTORY AND SALES



## RURAL FOOTHILLS INVENTORY AND SALES



**Megan Stuart**

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Megan@CalgaryHomeLocators.com

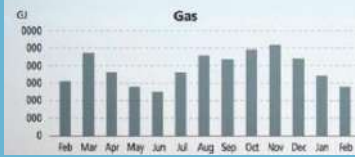
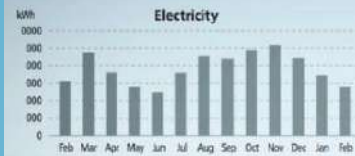
## Practical Living Tips

Did you know that the Alberta Government has a website called the Utilities Consumer Advocate? This website is dedicated to helping you find the best utility provider in your area and for your circumstances!

Check it out!  
<https://ucahelps.alberta.ca/>

### Your use this year

Includes actual and estimated use.



## Finding Your Living-Style

Did you know that sometimes moving isn't the best solution? When your home doesn't fit your needs there are many solutions to consider:

- Re-purposing rooms
- Renovations
- De-cluttering
- Moving



I have extensive experience in renovations and re-organization, so part of my job is to help you make the best choice for your unique situation!

## Country Living

Rural water quality is always in the back of our minds. Did you know that you can get a sample tested FOR FREE?



Here's how:

<https://www.albertahealthservices.ca/eph/Page15233.aspx>

Once you have the results, you can find out if your water is safe here:

<http://www.agric.gov.ab.ca/app84/rwqit>