

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com

403-978-9117



Listing Showcase



50029 Boyce Ranch Road

C4218668

\$948,000

Country living at it's best! This WOODED 3.13 ACRE property boasts a fully developed ~3000 sqft home, 30x52' shop w/ LEGAL SUITE, walking trails, waterfall & ponds, & a 5 min drive to the bustling hamlet of BRAGG CREEK. Walking distance to BANDED PEAK SCHOOL (1.3Km), fully fenced w/ 3 rails & page wire, dog run w/ door to the house & a BACKUP GENERATOR sized to run the house & shop. All the must haves are here so don't miss this amazing opportunity!

2018 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

Sitting below long term averages, November sales in the city totaled 1,171 units. For the year so far, sales activity has totaled 15,349 units, a 14 per cent decline over last year and nearly 20 per cent below long-term averages.

"Recent challenges in the energy sector have weighed on consumer confidence over the past month. Combined with weakness in the employment market and further gains in lending rates, this is impacting ownership demand," said CREB® chief economist Ann-Marie Lurie. New listings eased by seven per cent in November compared to last year. The adjustment in new listings has helped prevent further inventory gains, with 6,501 units in overall inventory, but levels remain well above the 5,683 units in inventory seen last year and 32 per cent higher than typical levels for November. "Higher inventories and weaker sales are resulting in buyer's market conditions and price declines," said Lurie. The citywide benchmark price was \$422,600 in November, nearly 1% lower than last month and 3% below last year's levels. Year-to-date sales have slowed across all price ranges, except product priced below \$200,000, which now represents nearly six per cent of all sales. The largest decline in sales has occurred in the \$600,000 - \$999,999 range.

Source: Calgary Real Estate Board

FREE MARKET EVALUATIONS!

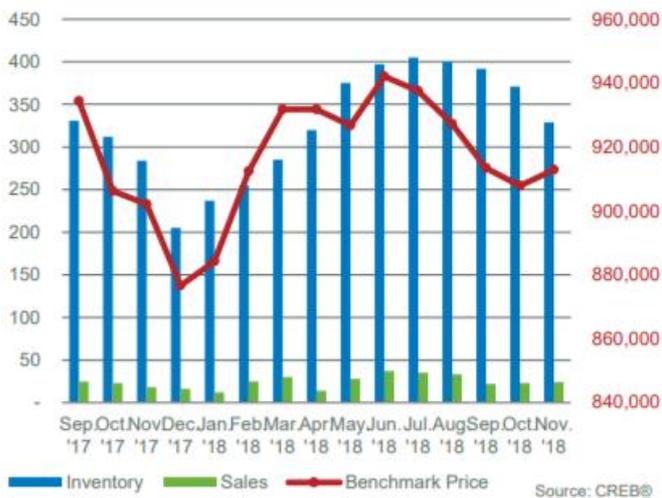
Megan@CalgaryHomeLocators.com

Market Data

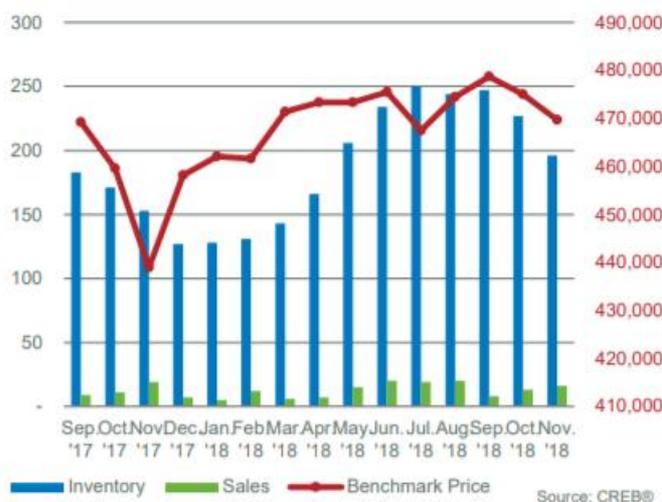
CALGARY CMA INVENTORY AND SALES



RURAL ROCKY VIEW INVENTORY AND SALES



RURAL FOOTHILLS INVENTORY AND SALES



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Ring Road Information

Looking for information On the Calgary ring road?

Alberta Transportation has full updates on their website including pictures & video of the master plan!



www.transportation.alberta.ca

Christmas Light Displays

- Spruce Meadows
- Zoolights
- Lions Festival of Lights (14th Street)
- CORE Christmas Tree (Downtown)
- Airdrie Festival of Lights
- Cochrane Parade of Lights
- Lightup George Lane Park (High River)
- 2018 Light Up Okotoks (Elizabeth Street)



Residential Displays

www.LightenUpCalgary.ca

New Year – Get ORGANIZED!

File don't Pile

Go through one space at a time. Organize what needs to be there, move the rest to a collection point until you know where it goes.

Purposefully Purge

Garage sales, Consignment, Recycling, Charities, Swap sites, Hand-me-downs

Digital world

Find apps to track to do lists, organize email and scan/recycle paper.