

Megan Stuart

www.CalgaryHomeLocators.com

403-978-9117



Listing Showcase



306022 Aspen Meadows Rise E

C4196914

\$3,150,000

ONE OF A KIND! A fully developed acreage between Calgary & Okotoks w/ ~11 acres & ~6000sqft executive walkout bungalow. Soaring ceilings, stone fireplace, gourmet kitchen plus 5 bedrooms & 8 baths! Views to manicured grounds, including a pond w/ 2 waterfalls! The building of your dreams—80x220 heated w/ cement floor, (Arena? Rink? Toy collection?). A 35x100 heated shop w/ a loft lounge. Add a 42x48 insulated storage building w/ cement floor & hangar door, detached 4 room office w/ 2 baths...Come and live your dreams!

2018 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

Easing sales, gains in new listings and elevated inventory levels continue to slow Calgary's recovery in the housing market in August. Citywide benchmark prices edged down over previous months by 0.8 per cent and are 2.4 per cent below last year's levels. "Calgary's employment market has persistently high unemployment rates at 7.9 per cent and recent job losses in full time positions," said CREB® chief economist Ann-Marie Lurie. "A slow recovery in the energy sector combined with tighter lending conditions and competition from the new home sector are also contributing current housing market conditions." Citywide sales totaled 1,489 units this month, down nearly seven per cent from last year and 14 per cent below long-term trends. Prices have recently trended down across most areas based on year-to-date figures, but have remained comparable to last year's levels in the City Centre and West districts of the city. "Buyers need to be aware that price changes differ depending on what and where you are buying. The decline in sales does not mean price declines across the board," said CREB® president Tom Westcott. "Sellers need to be well informed to be competitive. They need a good understanding of what has been selling around them and how their property compares to homes that have successfully sold."

Source: Calgary Real Estate Board

FREE MARKET EVALUATIONS!

Greater Calgary Real Estate Services Inc.

Market Data

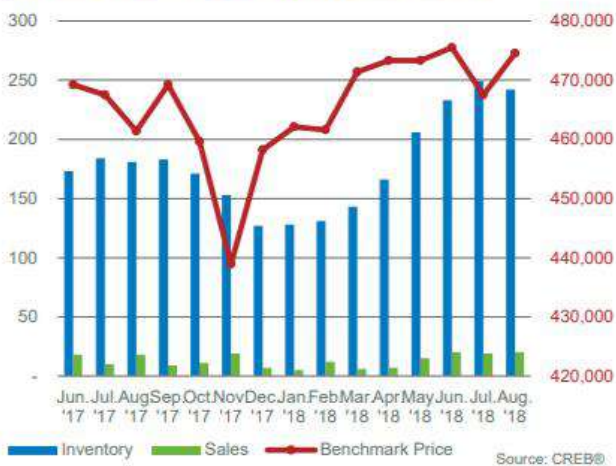
CALGARY CMA INVENTORY AND SALES



RURAL ROCKY VIEW INVENTORY AND SALES



RURAL FOOTHILLS INVENTORY AND SALES



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Energy Efficiency Rebates

Did you know that the Alberta Government has rebates and subsidies for improving your home's energy efficiency?

<https://www.encyalberta.ca/>



\$75/new appliances
\$1500/new windows

There's also a calculator to help you find where you're using power!

Back To School

REPORT CARD

How do you find schools in a community?

- ✓ Google maps is the best tool available - Type "Schools" and it will populate any map view with all the schools available
- ✓ Check the schools performance: CompareSchoolRankings.org
- ✓ Call individual schools to confirm space and designation!



Winterizing Your Home

It's coming.....

The frost is here, so it's time to get ready for Winter!

- ✓ Clean your eavestrough once the leaves have finished falling
- ✓ Change your furnace filter for energy efficiency and better air quality
- ✓ Drain your outside water lines to prevent freezing
- ✓ Have the chimney inspected on wood burning fireplaces