

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase

478 Seclusion Valley Dr, Turner Valley, AB

A1167628

\$564,900

Backing onto the TOWN BOUNDARIES with views of hay fields in the desirable community of Seclusion Valley, this spacious home boasts over 2000sqft of meticulously designed living space - SINGLE LEVEL LIVING! Ideal for entertaining or a busy family, this gracious residence showcases 3 bedrooms, 2 ½ baths, stone fireplace, large picture windows, granite, vaulted ceilings, main floor laundry and massive upper family room with skylight! Add to all this a dbl attached garage, over sized landscaped lot (w/ front irrigation) and a large back patio and you can't go wrong!



2022 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
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational

Serving all areas
within the Calgary
Real Estate Board!

February CREB Statistics Summary

Thanks to a surge in new listings, sales activity reached a record high for the month of February with 3,305 sales. The rise in new listings caused adjusted inventories to rise above last months levels. However, with only one month of supply, the market continues to favour the seller.

“Sales have been somewhat restricted by the lack of supply choice in the market. While sellers did respond with a record level of new listings this month, the demand has been so strong that the housing market continues to remain undersupplied causing further price gains,” said CREB® Chief Economist Ann-Marie Lurie.

The total residential benchmark price for the city rose by nearly six per cent over January levels and was over 16% higher than levels recorded last February. Much of the growth has been driven by the detached segment of the market which has not seen conditions this tight in over 15 years.

This is the fourth consecutive month that the market has dealt with conditions that are far tighter than what the city experienced last spring. While the gains in new listings will help provide choice to purchasers and eventually support more balanced conditions, it will take some time to work through the demand in the market.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

Market Data – Feb 2022

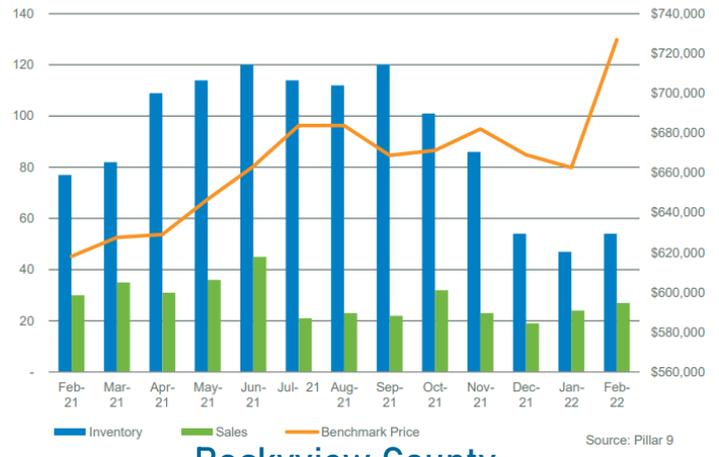
Calgary

INVENTORY, SALES, AND PRICE



Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



For detailed statistics in your area:
https://www.creb.com/Housing_Statistics/

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A Time of Chaos

Let's talk about some pain points

- ★ Utility bills zapping your wallet?
 - ✓ <https://energyrates.ca/> - Check for better rates!
 - ✓ Click on your provider for energy saving tips
 - ✓ Fortis Tips
 - ✓ ATCO Tips
 - ✓ Epcor Tips
 - ✓ Enmax Tips

- ★ Gasoline prices driving you around the bend?
 - ✓ Don't SPEED!
 - ✓ Accelerate slowly
 - ✓ Try not to idle
 - ✓ Remove excess weight (Sand bags, golf clubs)
 - ✓ Remove roof racks (This can save 20%!)
 - ✓ Combine errands into one outing
 - ✓ Carpool with friends (Yes, we now can!)

- ★ Grocery bills going bad?
 - ✓ Stick to the list!
 - ✓ Shop for sales
 - ✓ Don't shop when you're hungry. Really. Don't.
 - ✓ Buy in bulk – You can always cook it and freeze it! Freezer meals are great!

- ★ Renovations/Trades – Quotes making you Queasy?
 - ✓ Ask your contractor what things you can do on your own:
 - ✓ Demolition
 - ✓ Waste removal
 - ✓ Paint
 - ✓ Purchase & pickup materials
 - ✓ Check local papers/websites for
 - ✓ Local trades (No travel fees)
 - ✓ Recycled materials for free
 - ✓ Wanted ads (Make \$\$ off your old materials)
 - ✓ Barter with neighbours
 - ✓ Team up with a friend and buy in bulk!

DRAW!!!

Congratulations to Jim who won last quarter's draw! A donation was made to the Veteran's Foodbank.

Draw this quarter – Since the world is fully open – FINALLY! How about a \$50 gift card to the restaurant of your choice!

Email me to enter!

