

# Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com  
403-978-9117



## Listing Showcase

443 Seclusion Valley Dr

A1165109

\$489,000

Looking to escape the hustle & bustle of city life? This beautifully situated 4-bedroom home in Seclusion Valley allows you to have it all – nature, a thriving small town and country charm! This 3-level split has a layout that offers style & flexibility with over 2,000 sq ft of living space. Backing onto the Turner Valley boundaries with only a hay field beyond, this generous lot allows you to enjoy country views from the covered backyard patio or mountain/valley views from the front porch. Top it off with the craftsmen style architecture & a double attached garage and this home really is the perfect blend of beauty & function!



## 2021 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
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational

Serving all areas  
within the Calgary  
Real Estate Board!

### November CREB Statistics Summary

Driven by growth in demand for all property types, there were 2,110 sales in November, just shy of the record for the month set in 2005. “Lending rates are expected to increase next year, which has created a sense of urgency among purchasers who want to get into the housing market before rates rise,” said CREB® Chief Economist Ann-Marie Lurie. “At the same time, supply levels have struggled to keep pace, causing tight conditions and additional price gains.”

New listings in November totaled 1,989 units, which was fewer than the number of sales this month. With a sales-to-new-listings ratio of over 100 percent, inventory levels dropped to 3,922 units and the months of supply dipped below two months. It is not unusual to see new listings and inventories trend down at this time of year, but slower sales are also typical. Instead, sales have remained at roughly the same levels seen since August. Persistent demand and slow supply reaction caused the benchmark price to trend up this month to \$461,000, an increase compared with last month and nearly nine per cent higher than levels recorded last year.

Source: Calgary Real Estate Board

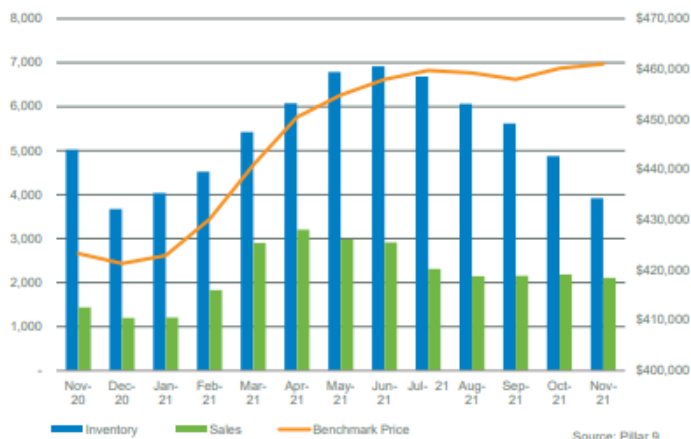
I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

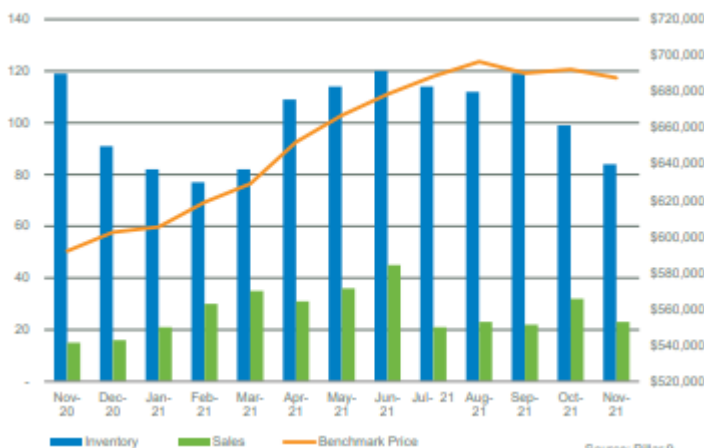
## Calgary

INVENTORY, SALES, AND PRICE



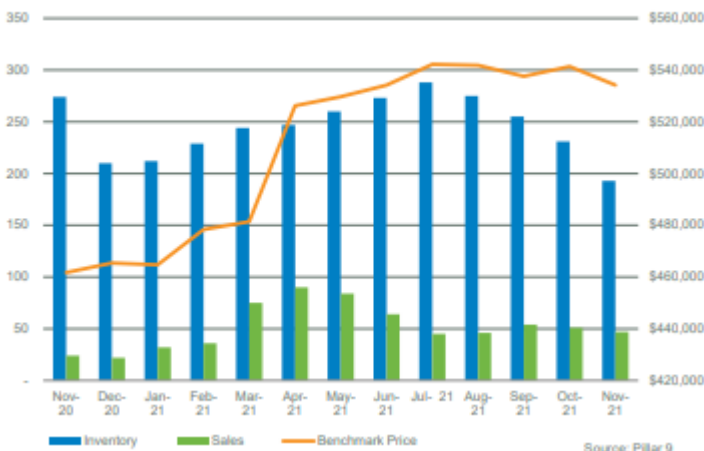
## Foothills County

INVENTORY, SALES, AND PRICE



## Rockyview County

INVENTORY, SALES, AND PRICE



For detailed statistics in your area:  
[https://www.creb.com/Housing\\_Statistics/](https://www.creb.com/Housing_Statistics/)

*One great joy of Christmas is the opportunity to practice generosity! Here are some tips to help keep your gifts meaningful.*

### ★ Effort counts

- ✔ Gift giving is more than an obligation. It is an opportunity to love someone else.
- ✔ It takes time to understand what a person truly needs and loves. Invest that time into people.
- ✔ It's not about cost, it's about giving something meaningful.

### ★ Less is more – Try one of these unique ideas:

- ✔ The gift of yourself. Spend time together!
- ✔ The gift of experience. Activities to do!
- ✔ The gift of charity. A donation in their name!

### ★ Let your kids help.

- ✔ Go to a dollar store and turn them loose with a few dollars. You'll be amazed what ideas they have!
- ✔ Let them give homemade gifts, or decorate the wrapping. Nothing brings a smile like the innocent love of a child.
- ✔ Involve them with charitable activities – Fill a shoebox, volunteer – In someone else's name.

### ★ Give from the heart

- ✔ Drop off a gift anonymously. It's about blessing the person receiving, not about recognition.
- ✔ Give sacrificially. We all have so much. Recognize the genuine need around us.
- ✔ Give to those who don't deserve it and might not appreciate it. That grumpy neighbour. The colleague who criticizes you. The Scrooge in your family. Your heart will feel joy.

## DRAW!!!

## EMAIL ME TO ENTER!

In the spirit of giving, this quarter's draw will be two-fold:



A donation of \$50 to the food bank of your choice.



A surprise gift especially for you, to be dropped off at your door!



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