

CARMA'S CHOICE THIS WEEK



Greenboro Homes presents the Esquire Split

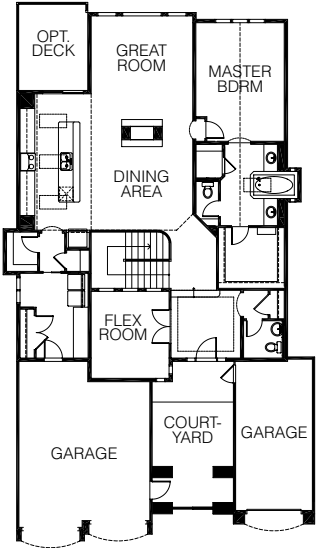
The Esquire split features an open floor plan with an impressive two-way walk around fireplace that is great for entertaining friends or hosting family gatherings. A galley style kitchen is perfect for the at home cook and has the convenience of a walk-in pantry and raised eating bar. The main floor includes a master bedroom with a walk-in closet and five piece ensuite as well as a flex room off the foyer that is ideal as a home office or an additional main floor bedroom.

FEATURES

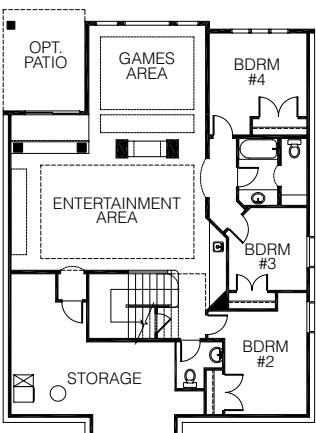
- 1,987 sq ft Bungalow Design
- Split Triple Car Garage
- Open Plan
- Two Way Fireplace
- Dramatic Foyer
- Large Flex Room

Carma develops Calgary's best communities. A selection of the finest builders create the homes that complement them. Together we are proud to present this week's choice for outstanding new home quality and value.

www.carma.ca



MAIN LEVEL
1987 SQ. FT.



OPTIONAL LOWER LEVEL
1454 SQ. FT.

THE COMMUNITY

Cranston truly is something refreshing on the landscape. On a site that was once homesteaded by the Cranston family, this new community in Calgary's southeast is rapidly taking shape. Perched on a majestic ridge overlooking the Bow River, Cranston offers spectacular views of the mountains, downtown Calgary and the river valley below. The community is also conveniently located just minutes from many of Calgary's best recreational opportunities, like Fish Creek Park, Sikome Lake and McKenzie Meadows Golf Course. And even though Cranston is surrounded by natural splendour, it still offers easy access to downtown, via Deerfoot Trail.

THE COST

The Esquire Split by Greenboro Homes in Cranston starts from \$565,000, not including lot and GST.

When n' where

THE Esquire Split can be viewed at 50 Cranridge Heights SE. Showhomes are open Monday - Thursday 2pm to 8pm, Saturday, Sunday and holidays 12 noon to 5pm. For further information please call Glenda Ell at 726-1057.

NATIONAL SURVEY TAKES BUILDERS' 'PULSE'



Calgary Herald Archive

The average single-family home built in Alberta is 25 square feet smaller than the national average, says the Pulse Survey by the Canadian Home Builders Association.

Builders say lot prices top concern in industry

MARTY HOPE
CALGARY HERALD

For nearly half of Alberta homebuilders, lot prices are the most critical issue they are facing, according to a national industry survey.

In the summer issue of the Pulse Survey by the Canadian Home Builders Association, rising costs due to serviced lot prices are at the top of the list of concerns.

Not surprisingly, next on the list is the shortage of serviced lots.

And in third spot, and related to the first two, is the financial impact of development charges.

The importance of these issues to the well being of the industry and homebuyers has generated a growing level of interaction between Alberta's Ed Stelmach government and the Canadian Home Builders' Association-Alberta.

"CHBA-Alberta is addressing these and other problems Alberta homebuilders have identified in the survey," says association executive officer Grant Ainsley from his Edmonton office. "Due to human and capital resources obtained from the One Voice-One Industry initiative, we are working with governments and others to address issues like development cost charges and the skilled labour shortage."

According to the survey, 48 per cent of builders who responded saw lot prices as most crucial, while nearly one in three saw the shortage of serviced lots as most critical.

Rising development charges were at the top of the list of concerns for 25 per cent of respondents.

"Likely a reflection of increasing lot and development prices, homes and lots in Alberta are reportedly smaller than the rest of the country," says Ainsley.

The survey found the average single-family home built in Alberta measures 1,800 square feet — about 25 square feet smaller than the national average — and it was built on a lot that typically is 40 feet wide and 10 feet deep. Nationally, lots average 50 feet by 115 feet.

Ainsley says while problems remain in these areas, in the past year "encouraging" advances have been made in the area of labour shortages.

"Employment is up from a year ago for both full-time and part-time employment," he says. "But even so, it is still identified as one of the critical problems for builders."

The Pulse survey shows 55 per cent of those responding have increased full-time employment in the past 12 months, while another 31 per cent have hiked the amount of part-time help they are using.

Partially because of the shortage of manpower among trades, suppliers and the serviced lot situation — but also because of still strong consumer demand — the average construction time for a single-family home in Alberta is about 34 weeks compared to 28 weeks a year ago. Across Canada, the build time averages 24 weeks.

Homes and lots in Alberta are reportedly smaller than the rest of the country

GRAND AINSLEY,
CHBA-ALBERTA
EXECUTIVE
OFFICER

In New Brighton,
nothing is more
relaxing than keeping
your family active.



Carma
Best Communities
Real Value. Since 1958
www.carma-connect.com

New Brighton is every active family's dream, offering something for everyone year round. At New Brighton Club, there's everything from a waterpark, tennis and volleyball courts in the summer, to a hockey rink and skating pond in the winter. Which means that your job of keeping the kids occupied just got a whole lot easier.

Showhomes are open 2 pm to 8 pm Monday through Thursday, noon to 5 pm weekends and holidays.

Follow Deerfoot Trail south, turn left on McKenzie Towne Boulevard SE, then follow the signs to New Brighton.

Heartland Homes 257-3915 · Beattie Homes 257-5917 · Cardel Homes 503-9081
Cedarglen Homes 257-2162 · Morrison Homes 257-9264

www.trytheclub.com

Go to www.trytheclub.com and print a Visitor Pass to the New Brighton Club. See what residents enjoy every day.

NEW BRIGHTON
www.newbrighton-community.com