

CARMA'S CHOICE THIS WEEK



Cedarglen Homes presents the Newbrook IV to Cranston

The *Newbrook IV* is a fresh new 2276 sq. ft. two-storey home featuring fine finishing details like knockdown stipple ceilings and smooth skin interior doors. Hardwood flooring stretches from the front foyer into the kitchen, where its rich walnut colour is pleasantly offset by the expansive linen stained cabinets. A unique wall tile introduces texture not only to the kitchen and vanity backsplashes, but also the high ceiling of the half-bath. The impressive ensuite features a soaker tub, dual showerheads, and 36" high double vanities with full height mirrors. In the bonus room, the corner built-in entertainment centre is a focal point and large windows provide plenty of natural light. To top it off, the home is heated with a high-efficiency hot-water tank and furnace with a programmable thermostat.

FEATURES

- 9' Main Floor Ceiling
- 5-piece Ensuite with His & Her Vanities,

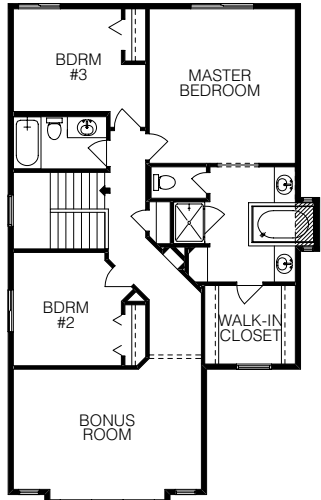
- Soaker Tub, Make-up Desk and 4x3' Shower
- Hardwood Floor
- 6 Appliances
- 1" Hunter Douglas Blind Package
- Built-in Desk & Large Kitchen Island with Extended Eating Ledge

THE COMMUNITY

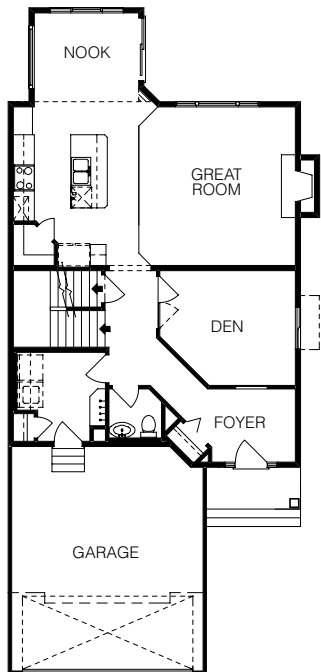
Cranston truly is something refreshing on the landscape. On a site that was once homesteaded by the Cranston family, this new community in Calgary's southeast is rapidly taking shape. Perched on a majestic ridge overlooking the Bow River, Cranston offers spectacular views of the mountains, downtown Calgary 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.

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



UPPER LEVEL
1229 SQ. FT.



MAIN LEVEL
1047 SQ. FT.

THE COST

The *Newbrook IV* by Cedarglen Homes in Cranston starts at \$489,900, including lot and GST.

When n' where

THE *Newbrook IV* can be viewed at 438 Cranston Drive SE. Showhomes are open Monday - Thursday 2pm to 8pm, Saturday, Sunday and holidays noon to 5pm. For further information please call Jim Beatty at 257-5801.



Calgary Herald Archive

Alberta home starts are expected to drop in 2008 to 44,500, down from 47,000 this year.

National pace to ease for home construction

Federal agency predicts decline in 2008

KATHY McCORMICK
CALGARY HERALD

Housing starts across Canada are expected to fall in 2008, following the trend that started this year, although the landing will be soft.

Total starts this year are forecast to hit 220,025 across the nation, with 207,190 units next year, says the Canada Mortgage and Housing Corp.

But Saskatchewan will buck the trend, says Richard Corriveau, regional economist for CMHC.

"Currently, our forecast for 2007 is that only Saskatchewan will experience higher starts than in 2006, with Alberta down four per cent to 47,000 units (from 48,962 in 2006)," says Corriveau.

However, another forecast puts Alberta, Saskatchewan and Manitoba starts this year higher than last, although all are predicted to decline next year.

"Moderate increases are expected in the three prairie provinces" this year, says an earlier Altus Clayton Housing Forecast.

The first half of the year showed Alberta starts down only one per cent, "however, net migration has fallen off considerably," says Corriveau.

It was down 31 per cent to the end of March of this year. In addition, "active listings in the competing resale market have accelerated and price pressures have continued to mount."

For that reason, CMHC doesn't expect Alberta starts to be stronger this year.

Overall, "home-buying intentions are down year-over-year in most parts of the country, in particular among potential first-time buyers in Alberta and B.C.," says Altus Clayton, which also says house price increases have caused "sticker shock" amongst potential buyers.

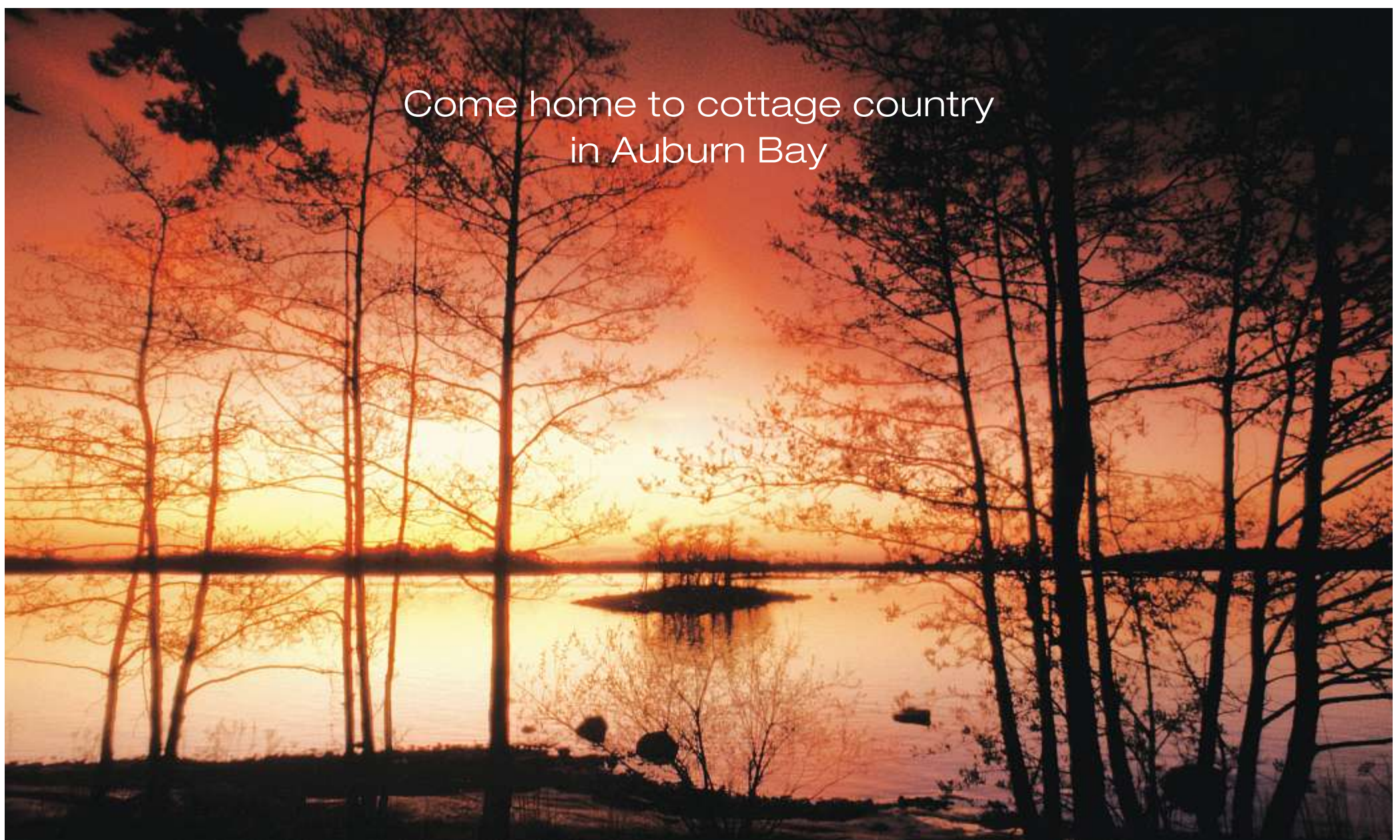
And that's another reason Alberta starts will decline, Corriveau says, particularly in Calgary.

"Price pressures have continued to mount. The most pronounced decline (in starts) in Alberta will appear in Calgary, where the New House Price Index increased nearly 50 per cent in the last 18 months and active listing in the resale market are up 186 per cent, or nearly three-fold higher than the previous year."

Even so, "Alberta will remain among the top economic performers (in Canada) through 2008," says the latest Housing Market Outlook. "Escalating mortgage carrying costs will start to inhibit net migration over the next two years."

CMHC is forecasting 44,500 total Alberta starts for 2008.

On the good news-bad news side, Altus Clayton says: "capital investment intentions show a sharp deceleration in spending in Alberta which should ease labour market constraints" but in turn, that "may slow down the pace of net migration to Alberta."



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Travel east and follow the signs to Auburn Bay.
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weekends and holidays noon - 5pm.

