

CARMA'S CHOICE THIS WEEK



The Eclipse in Valleyview

When entering Jayman's "Eclipse", experience a double height foyer that enters into a wide open concept main floor, with standard 9 foot ceilings, great room with fireplace and entertainment center, large dining nook, and U-shaped kitchen. The fireplace has been upgraded to a combined entertainment unit, with raised hearth, and mosaic mink blend glass tile surround that matches the kitchen's full backsplash.

The Kitchen boasts 20 feet of counter space, not including the center 4 foot x 6 foot island, or the 5 foot breakfast bar - all topped in double thick granite in Absolute Black.

The added Bonus Room over the garage has a vaulted ceiling, and Florence Cork in a Burl Butterpecan Plank finish. The Master bedroom and Ensuite are like a retreat. The Ensuite and large walk-in closet, separated by a door from the bedroom, are spa-like, with an angled roman soaker tub, large walk-in glass shower, and make-up counter. The Eclipse in Valleyview is a must see.

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

FEATURES

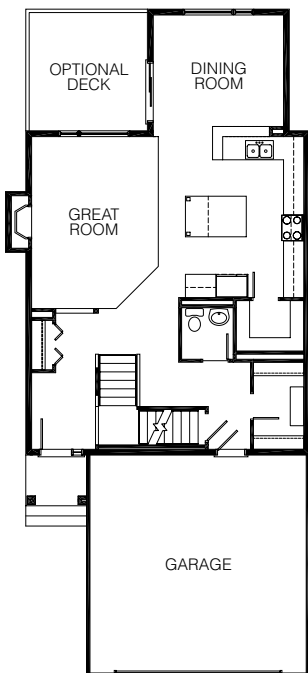
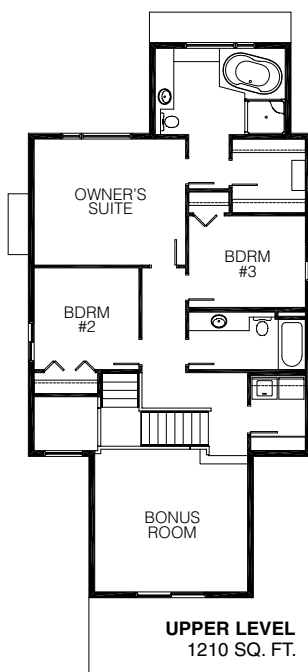
- 9' Main floor
- 25' + of Kitchen Counter Space
- 2,274 Square Feet
- Large Dining Nook
- Luxurious EnSuite Bath
- Upstairs Laundry Room

THE COMMUNITY

Valleyview Estates offers the perfect opportunity to build a new home in a community located just minutes from downtown, with stunning city and mountain views, parkside lots and distinctive architecture, your life in Valleyview offers convenience and accessibility. This thoughtfully planned development contains 3 cul-de-sacs and features Arts and Crafts style homes with charming architectural details. Imagine gabled roofs, dormers, roof brackets, masonry and carriage-style garage doors bringing grace and casual charm to this intimate enclave of just 82 single family homes.

THE COST

The Eclipse by Jayman in Valleyview starts at \$563,900 including lot and GST. Based on the 2008 Cornerstone Specifications.



When n' where

THE Eclipse can be viewed at 3456 26a Street S.E. Showhomes are open Monday - Thursday 2pm to 8pm, weekends and holidays 12 noon to 5pm. For further information please call Dean Anderson at 454-2680.

Lot levies hit affordability, says industry in survey

MARTY HOPE
CALGARY HERALD

Increasing development charges and the rising cost of serviced lots continue to be the most critical concerns facing homebuilders across Canada, says a national survey.

Nearly one-third of 412 builders polled for the recently-released Pulse Survey by the Canadian Home Builders' Association said that lot prices were the major issue they faced, while 25 per cent felt the most crucial issue was rising development charges.

"Concerns about rising costs of serviced lots have remained near the top of new home builders' agendas for several years," says Don Johnston, senior director of technology and policy for CHBA.

Among industry officials in Alberta, one-quarter of those responding to the survey said lot prices were the most critical issue, while another 19 per cent pointed the finger at development charges.

"I do agree that land values are our biggest concern because of the impact they are having on affordability," says Allan Klassen, president and managing partner of Albi Homes. "Just as important and crucial to us as an industry is the effect on consumers of the steadily rising development charges that are being levied on developers and then passed on to us - and eventually to the end-users, the home buyers."

The new survey shows shortages of skilled labour and associated rising costs are considered critical problems for builders in Saskatchewan and B.C., but have eased in Alberta.

The most often-cited shortages were for framers, drywallers and plumbers.

"On the construction side, costs are slowly levelling out and we've been able to make necessary corporate adjustments to pricing and scheduling," says Klassen.

New home builders expect housing construction starts to moderate nationally in 2008 to about 215,000 units, down from 228,343 started in 2007 and a 17-year high of 233,431 units in 2004.

Lower starts are expected in all provinces except Saskatchewan.

For Alberta, Canada Mortgage and Housing Corp. is forecasting 39,500 housing construction starts this year, down from 48,300 last year and 49,000 in 2006.

In Calgary, the outlook is for 11,000 starts, down from 13,500 in 2007.

Other survey findings:

■ During the next year, builders and renovators in 28 per cent of builders and renovators in Alberta expect to do additional hiring - second only to 39 per cent in B.C.

Most companies in Canada expect no change in their employment figures.

■ Canada-wide, builders in all regions except Atlantic Canada reported lower show home traffic than a year ago among first-time buyers.

In Alberta, that traffic was off 58 per cent.

■ Activity in semi-custom, fully-customized and move-down sectors in Alberta were all off by more than 50 per cent last year from the previous year - a reflection of the rapid rise in prices.

■ Almost half of Alberta home builders responding to the survey reported their inventory of started but unsold single-detached homes was higher than a year earlier.

■ Move-up buyers will continue to be the main focus of builders at the national level, with 74 per cent of them saying they will continue to target that market group - while another 12 per cent will focus on those moving down.

In Alberta, the move-up number will be 84 per cent, while the move-down segment is the goal of only three per cent of builders.

■ Not surprisingly, 68 per cent of builders in Canada expect house prices to rise during the next year. In Alberta, that figure is 54 per cent.



Calgary Herald Archive

The rising cost of land is being passed on to new homebuyers in the form of higher prices.

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Cottage country. It's an emotional haven. A land of sparkling lakes, rocky shorelines, fragrant forests, lingering sunsets. Where families are truly families, and memories last generations. So vivid and lasting are those memories that they've inspired an elegant, four-season lake community in south Calgary. Welcome to Auburn Bay. Come visit our 18 showhomes today and make sure to stop by Auburn House, a 7,000 sq. ft. private recreational facility, with cottage country charm.

Auburn Bay 2007 Community of the Year.

AUBURN BAY BUILDERS

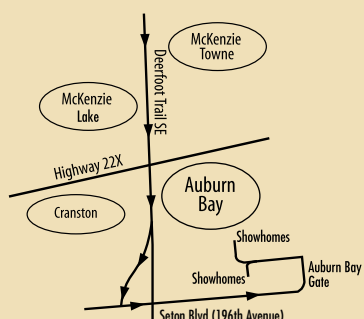
Heartland 726-1185 • Baywest 257-1544 • Cardel 726-0953 • Cedarglen 252-9040
Jayman 726-0975 • Albi 252-5522 • Morrison 720-6111 • Hawthorne 698-6500

Take Deerfoot Trail south to Seton Blvd (196th Avenue SE).

Travel east and follow the signs to Auburn Bay.

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

www.auburnbay-community.com



Passion | Integrity | Community