

CARMA'S CHOICE THIS WEEK



The Muskoka III by Baywest Homes

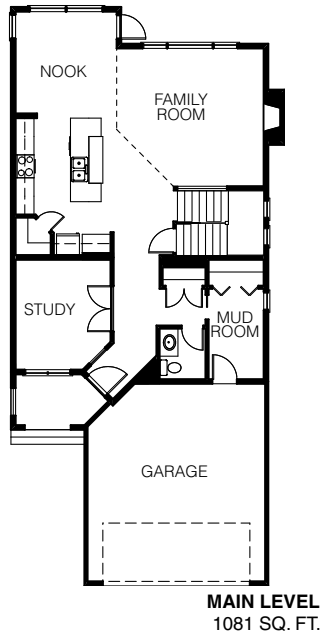
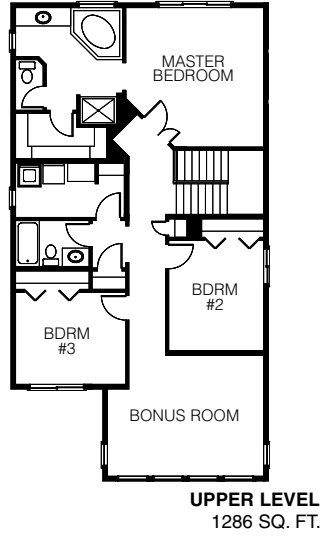
The Muskoka III showhome in Auburn Bay combines all the bells and whistles with hints of an east coast maritime décor. This 2,367 sq.ft. home feels large, and makes a statement with the luxurious kitchen cabinetry and soapstone count tops. Faux slate ceramic tile and hardwood flooring add to the overall richness. Upstairs a vaulted bonus room with oversized picture windows provide a bright retreat, along with the convenience of having the laundry room nearby. The master bedroom and ensuite bath show some luxury upgrades like the three sided fireplace, vaulted ceiling, and dual vanities.

FEATURES

- New Baywest design with open floorplan and a cottage country twist
- Main floor features an enclosed study and separate mud-room
- Fantastic luxurious master bedroom with ensuite
- Upstairs laundry
- Vaulted bonus 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



THE COMMUNITY
Auburn Bay mixes the best of cottage life with the convenience of city living. The natural beauty of the community is enhanced by tree-lined streets and sweeping views of both the mountains and downtown.

A 43-acre freshwater lake and 13-acre private park are at the heart of Auburn Bay. Four seasons of activities can be enjoyed by every member of your family. In summer – swimming, canoeing, fishing, or just relaxing on the beach. In winter – ice skating, tobogganing, or cross-country skiing.

Auburn House, a 7000 sq. ft. grand community cottage, will be the central gathering place for residents.

From the moment you enter Auburn Bay, you'll feel at home in this relaxing lake community. Come to Auburn Bay and imagine the memories your family will make.

THE COST

The Muskoka III by Baywest Homes in Auburn Bay starts from \$552,472 including home, lot and GST.

When 'n' where

THE showhome can be viewed at 356 Auburn Bay Blvd. SE. Showhomes are open Monday to Thursday 2 pm to 8 pm, weekends and holidays 12 noon to 5 pm. For further information please call 257-1544 or email auburnbayshowhome@baywesthomes.com.



Calgary Herald Archive

There were 7,099 single-detached homes in May, up from 3,716 for the same month in 2007.

Resale listings double compared to last year

MARTY HOPE
CALGARY HERALD

About 70 per cent of homes available in May on Calgary's resale market were single-detached — more than double compared the same month last year, says the Calgary Real Estate Board.

In its activity report for the month, board president Ed Jensen says the inventory of detached homes totalled 7,099, up from 3,716.

The gap is even more pronounced in the condo sector, where the number of available units sat at 3,308, up from 1,173 a year ago.

Potential buyers have plenty of time to discuss the offer they will make, if they decide to purchase — a problem for sellers.

On average, it took 42 to 50 days to sell a property as of May, up from 24 days last year.

Sales of both detached homes and condos were off by more than 30 per cent compared to 2007, says CREB.

Sales of single-family houses totalled 1,368 for May, while 577 condos changed hands.

There's no doubt that buyers are in control. "Home inventories are high and buyers are reaping the benefits of selection and are able to negotiate the best sale price and terms," says Jensen. "Today's market presents buyers with great purchasing opportunities."

However, the number of new listings of detached homes declined in May by about 200 from a year ago, while new listings for condos climbed more than 15 per cent.

Despite the doubling in the number of detached resale homes, the average and median selling prices are holding fairly steady — declining 1.5 and three per cent, respectively.

The median is the middle of all market prices.

In terms of resale condos, the two prices are down six and 7.5 per cent, respectively.

Jensen says some buyers may be holding back waiting for the next market shift.

"They may be trying to time the next market shift, which is almost impossible to do," he says. "A crystal ball is not a great forecasting tool."

Resale housing for May

Single-family	2008	2007	Condominiums	2008	2007
■ Inventory	7,099	3,716	■ Inventory	3,308	1,173
■ New listings	3,432	3,652	■ New listings	1,538	1,332
■ Sales	1,368	1,995	■ Sales	577	887
■ Days to sell	42	25	■ Days to sell	50	24
■ Avg. sale price*	\$479,564	\$487,523	■ Avg. sale price*	\$311,816	\$332,237
■ Median price	\$419,000	\$435,000	■ Median price	\$285,000	\$308,000

* Average

Source: Calgary Real Estate Board

2 NEW EDEN BY HEARTLAND SHOWHOMES NOW OPEN



You have a personality.

Your home should have one too.



English Arts & Crafts



Italianate



English Tudor



French Eclectic



Greek Revival



English Cottage

Looking at your home should be like looking into a mirror. It should reflect your personality. And there's one Calgary community where that's possible: Elgin Village. Here, the homes are as unique as you are. Inspired by classical European designs, the Elgin architects celebrate diversity. The result is a village with timeless charm, ageless beauty, and great appeal to anyone with a clear sense of who they really are. Sound like you?

Visit Elgin Village in McKenzie Towne this weekend, where buying a home is the personal statement it was meant to be.

Elgin Estates by Albi Homes 257-8143; Homes by Avi 536-7270; Cardel homes 257-5716

2 NEW SHOWHOMES NOW OPEN - Eden by Heartland Homes 257-7940



www.mckenziestowne-community.com

Showhomes open Monday to Thursday 2pm to 8pm weekends and holidays 12pm to 5pm. Take Deerfoot Trail south to McKenzie Towne Boulevard SE and follow the signs.

