

CARMA'S CHOICE THIS WEEK



Heartland Homes presents the Belvedere

The Belvedere by Heartland Homes in Auburn Bay offers from 1452 sq. ft. of comfort and style that begins with a covered porch and large foyer. The main floor offers a large great room featuring a nine foot ceiling and steps leading to the back of the home. The main floor features a spacious kitchen, which is enhanced by full-height cabinetry and a two-storey ceiling. A distinctive bridge separates the bedrooms and allows for an overlook view of the kitchen and elegant curved staircase. A separate back hall entry enhances the home's functionality. The multiple upper floor and ensuite options provide many choices depending on the home buyer's needs. The Belvedere by Heartland Homes is a must-see when you visit Carma's New Brighton.

FEATURES

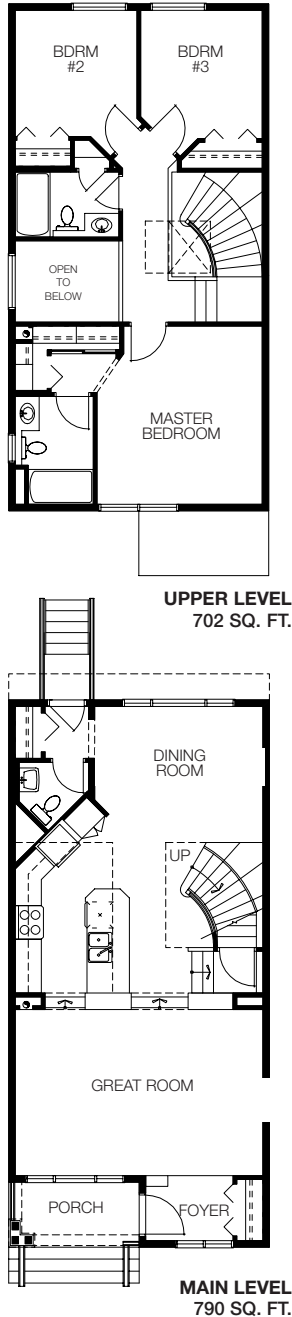
- 9 ft. ceilings in Great Room
- Raised Kitchen and Dining area
- Rear Mud Room
- Multiple upper floor options to suit

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 treelined 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 crosscountry skiing. Auburn House, a 7000 sq. ft. grand community cottage, is 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 Belvedere by Heartland Homes in Auburn Bay starts at



\$330,000 including lot and GST.

When n' where
■ THE Belvedere can be viewed at 45 Auburn Bay Gardens SE. Showhomes are open Monday - Thursday 2pm to 8pm, Friday - Sunday and holidays 12 noon to 5pm. For further information please call 403-726-1185, or visit www.rightplacerrighttime.ca.

LAND TRANSFER TAX DEFEATED



Calgary Herald Archive

Calgary's city council is looking at a development tax on new or redeveloped lands.

Homebuyers winners in council tax fight

MARTY HOPE
CALGARY HERALD

City council has narrowly defeated a proposal that would have seen a land transfer tax imposed on everyone selling their home.

In a letter to the mayor and aldermen prior to the recent vote by council, the Calgary Real Estate Board and the Alberta Real Estate Association called the tax unfair.

“This tax ... would further burden an economy under pressure

BONNIE WEGERICH, CREB

to help finance affordable housing. While the land tax option was defeated, council did approve recommendations to explore stable sources of funding, such as a development levy on new and redeveloped property. In its letter, CREB encourages council

to consider other “equitable sources of revenue to not place an unwarranted burden” on consumers looking to improve their quality of life by buying or selling property or moving up or down in the marketplace.

“At a time when we are faced with a need for affordable housing, this tax would only compound the problem and further burden an economy under pressure,” wrote Wegerich.

Based on the current \$362,557 average selling price of homes listed for sale on CREB's MLS system, a one-per-cent tax would add more than \$3,600 to the transaction.

Wegerich, who also operates Century 21 Castlewood in Airdrie, says the tax would have created a financial incentive for homebuyers to purchase outside of Calgary's city limits, thereby contributing to an “imbalance in population growth.”

The CREB letter also says the imposition of the tax might have had a negative impact on Calgary's economic growth by causing some homeowners to rethink their decision to sell and move.

Wegerich says that when the tax was introduced in other municipalities, there was a reduction in activity — one that had spinoff effects in several other segments of the economy.



Bonnie Wegerich

NEW SHOWHOMES NOW OPEN

Relive childhood memories and create new ones.



From the moment you enter Auburn Bay, you instantly feel at home. This embracing four-season lake community has been designed with families in mind. Featuring a 42-acre freshwater lake with a 13-acre private beach and park, Auburn Bay is the perfect cottage country setting to bring families together and create lasting memories.



- Homes in Auburn Bay start from the \$230 000s to over \$1 million.
- Baywest (403) 257-1544 • Cardel (403) 726-0953 • Cedarglen (403) 252-9040
 - Jayman MasterBuilt (403) 726-0975 - New Showhomes Now Open
 - Albi (403) 252-5522 • Morrison (403) 720-6111 - New Showhomes Now Open
 - Heartland (403) 726-1185 - New Showhomes Now Open
 - Mosaic Montage (403) 698-6500 - New Showhomes Now Open
 - Echos by Discovery (403) 453-5708 - Presentation Centre Now Open
 - Eden by Heartland Homes (403) 726-1185

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



COMMUNITY OF THE YEAR.

