

CARMA'S CHOICE THIS WEEK



The Madison III by Albi Homes

The **Madison III** by Albi Homes is an impeccably built two storey, 2,697 sq. ft. home. An expansive front veranda is the focal point of the Madison's III exterior; inside the home you are presented with an open main floor design with impressive features. The kitchen is ideal for entertaining and is equipped with a large pantry, an island and a nook. Off the pantry is a large sized mudroom that can be accessed from main foyer or the pantry. Adding to the beauty of the Madison III is a large staircase that leads up to the second storey of the home where you will find the laundry room, which is accessible from the walk-in closet and main upstairs hallway. Sound like a home perfect for your family?

FEATURES

- Large home with an open main floor design, oversized garage and generously sized secondary bedrooms.
- Large home office.

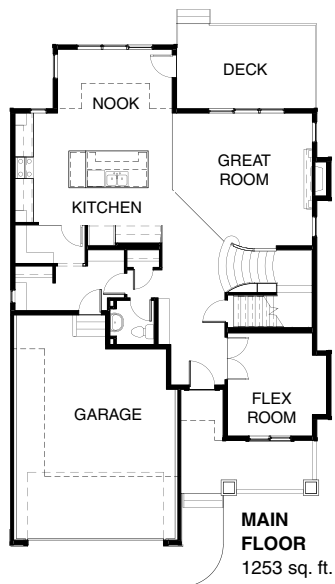
- The Master Ensuite features an oversized shower, vaulted ceiling, walk-in closet to laundry, and his and her vanities.
- Vaulted Bonus Room.

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.

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 COST

The **Madison III** by Albi starts from \$492,400 including base.

When n' where

■ **THE** showhome can be viewed at 5 & 9 Auburn Sound Green SE. Showhomes are open Monday to Thursday 2 pm to 8 pm, weekends and holidays 12 noon to 5 pm. For details, call Dave Mead at 252-5522.

People still buying as prices increase

Resale pace grows as average price hits \$442,491

MARTY HOPE
CALGARY HERALD

Although resale housing prices continue to increase, buyers are not backing off, says a local real estate official.

"Despite higher prices, consumers aren't being scared off," says president-elect Ed Jensen of the Calgary Real Estate Board. "What that tells me is that they are confident Calgary's economy will continue to roll along."

The average selling price for used homes from January to March grew nearly \$89,000 from the same period last year, with nearly 1,000 more homes sold, he says.

The average combined price (for both single-family homes and condos) reached \$397,524 — up from \$308,593 in 2006 — while sales climbed to 9,913 from 8,939.

The average price for single-family homes from January to March was \$442,491, up from last year's \$345,126. The average price of condos increased to \$299,982, up from \$219,277.

"When people are working and making good money, they want to spend it," says Jensen, who is also the broker for Keller Williams Realty South in Calgary.

"I don't see any issue with affordability. The money's out there."

The resale industry came close to turning from a balanced market into a sellers' market. Only a surge in listings in March kept that from happening, says Jensen.

After peaking in October, the inventory of available homes dropped until the end of

February.

But in March, the board reported a record 5,195 new listings that pushed the month-end active listings up to more than 4,000, compared to 3,370 at the end of February.

"With an increase in properties for sale, it should keep the average price steady," says Jensen. "We have a better marketplace this year than in 2006 because we have more to sell."

At the same time, sales set a new one-month record with 3,939, erasing the previous mark of 3,550 set in May 2006.

For the first time in the board's history, the average combined price climbed through \$400,000, ending March at a record high of \$415,321 — nearly \$90,000 higher than March of last year.

Confident consumers are taking advantage of the strong economy, along with salary increases and a more competitive mortgage industry to get into home ownership, says Jensen.

People are also realizing that housing prices aren't likely to fall back, he says. "Even at that, first-time buyers aren't typically buying cheap stuff," he says.

The most active price category in March for single-family homes was for those priced between \$400,000 and \$500,000, accounting for more than 32 per cent of total sales.

Only seven homes sold for less than \$225,000.

On the condo side, the busiest segment was between \$300,000 and \$350,000, accounting for more than 21 per cent of the month's sales.

At the low end, just eight units sold for under \$175,000.



"I don't see any issue with affordability. The money's out there"

ED JENSEN,
CALGARY
REAL ESTATE
BOARD

Resale housing		
	Jan. to March '07	Jan. to March '06
■ Average combined selling price	\$397,524	\$308,593
■ Average single-family selling price	\$442,491	\$345,126
■ Average condominium selling price	\$299,982	\$219,277
■ Sales	9,913	8,939
■ New listings	12,935	10,156
■ Days on the market	31	23

Source: Calgary Real Estate Board

The New Brighton Club makes it easy for families to be active year-round.

Active families shouldn't be confined to living rooms, or even backyards. That's why New Brighton offers residents a private club for year-round recreation. The three-acre New Brighton Club features a water play area with 32 plume jets, a spacious clubhouse with patio and deck, outdoor hockey rink, plus tennis, basketball and volleyball courts.

Because searching for activities is the one activity that active families can do without.

Bring your family to the charming English countryside of New Brighton today.

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



NEW BRIGHTON
www.newbrighton-community.com

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.