

CARMA'S CHOICE THIS WEEK



The Alpine IV in Tuscany

The 2006 SAM award winning **Alpine IV** from Baywest provides a handsome blend of design and execution. With 2,516 sq.ft. of living space, the generous size of this home allows style and amenities to reign supreme. A modern kitchen includes glazed concrete counters, glass mosaic tile backsplash and hordes of shimmering stainless steel throughout. The fireplace feature in the dining area provides a unique separation from the great room, but the real fun starts in the upper level where the owners' suite encompasses a huge master bedroom, full spa quality ensuite with all the bells and whistles, and separate his and hers walk-in closets.

FEATURES

- Large home with spacious and open design
- 3 bedrooms, 2.5 baths
- Modern living with luxurious appointments
- Very large master bedroom

- Spa quality ensuite with his and hers walk-in closets

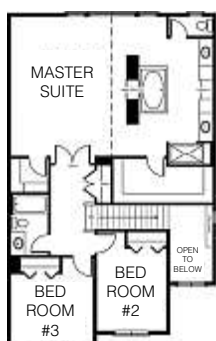
THE COMMUNITY

Carma's Tuscany sits majestically in rolling hills above the Bow River valley, with views of Calgary's downtown to the southeast and Rocky Mountains to the southwest. Walking and biking trails fringe the community, leading past a natural ravine system and offering dramatic views of the river valley and rolling foothills. Another major attraction in Tuscany is the residents-only Tuscany Club. Situated in the heart of the community, the club is an ideal place for relaxing or recreation, featuring a beautiful water fountain and picnic area near the clubhouse, as well as tennis and basketball courts, plus a skating pond and a hockey rink in winter.

Tuscany also offers outstanding connections to all parts of the city via Stoney Trail, including 20-minute proximity to downtown and easy access to the mountains.

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 FLOOR 1240 sq. ft.

THE COST

The **Alpine IV** by Baywest Homes starts from \$634,728 including average lot and GST.

When 'n' where

■ THE showhome can be viewed at 11 & 11a Tusselwood Drive NW. Showhomes are open Monday to Thursday 2 pm to 8 pm, weekends and holidays 12 noon to 5 pm. For further information please call 239-3163 or email tuscanyshowhome@baywesthomes.com.

NEW LISTINGS IN APRIL 'WELL AHEAD' OF 2006

Resale housing market eases off within city

MARTY HOPE  
CALGARY HERALD

After flirting with the possibility of another sellers' market for a couple of months, Calgary's resale housing market has eased back, say industry figures. During February and March, sales were climbing at the same time that the number of active listings were declining.

Had that scenario continued and the two fever lines crossed, sellers would likely have found themselves in control of the marketplace — much like they were for a good portion of 2006. "The lines didn't cross," says Gary MacLean of Re/Max Central. "Listings turned up and sales slowed down, so the market has levelled off."

In April, 3,505 homes changed hands — an increase of less than four per cent from the same month last year and down more than 11 per cent from this March.

At the same time, the number of active listings totalled 4,920, an increase of 190 per cent compared to last year. During March, there were 5,118 homes listed for sale, up from 3,570 for the same month in 2006.

The average price for all single-family homes and condos sold last month reached \$420,807, says board president Ron Stanners.

It marked an increase of slightly more than 23 per cent from the same month last year — and another one-month record — but up just slightly from \$415,321 in March, he says. "April was a stabilizing month for MLS," says Stanners.



Photos, Calgary Herald Archive  
Ron Stanners of the Calgary Real Estate Board.

"Sales and listings are down moderately from March. However, new listings in April are well ahead of 2006. "At the same time, the average sale price for a single-family home has declined moderately from March — from \$462,000 to \$458,000."

On the condominium front, 960 were sold in April at an average price of \$326,884, up from 912 sales and an average price of \$256,151.



Gary MacLean



The number of active listings increased 190 per cent in April compared to last year.

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.