

CARMA'S CHOICE THIS WEEK



Affordable quality in Cranston

The **Sierra V** by Beattie Homes in Cranston positively exudes livability. This two-storey, 1982 sq. ft. home features three bedrooms and a large two-car garage with full-width driveway. Quality abounds throughout the inside of the **Sierra V**. Just off the foyer, you'll find a combination laundry/mudroom with a half-bath and plenty of closet space. There's also a den, perfect for that home office, or as a quiet location for homework. A spacious kitchen is next, boasting an island featuring a eating bar. A walk-in corner pantry keeps the things you need close at hand. The kitchen opens out to the sunny nook. The great room enjoys a gas fireplace, ceiling open to the second floor and large windows, which lend even more airiness to the space. Upstairs you'll find the master bedroom with its vaulted ceiling is the perfect retreat from a busy life. Picture yourself soaking in the large tub. Two more bedrooms and full bath lead you to the bonus room which opens to the main

floor. Visit the **Sierra V** and discover just how affordable quality can be.

FEATURES

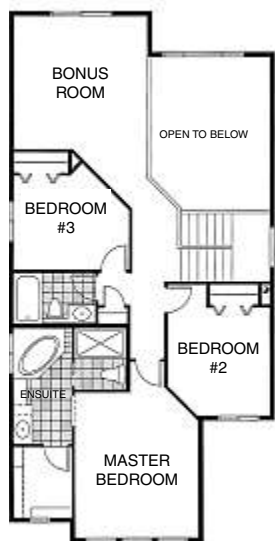
- Urban fireplace design
- Two-storey great room
- Vaulted ceiling in master bedroom
- Rear bonus room
- Flex room

THE COMMUNITY

Cranston truly is something refreshing on the landscape. On a site that was once homesteaded by the Cranston family, this new community in Calgary's southeast is rapidly taking shape. Perched on a majestic ridge overlooking the Bow River, Cranston offers spectacular views of the mountains, downtown Calgary and the river valley below. The community is also conveniently located just minutes from many of Calgary's best recreational opportunities, like Fish Creek Park, Sikome Lake and McKenzie Meadows Golf Course. And even though Cranston is surrounded by natural splendour, it still offers easy access to downtown, via Deerfoot Trail.



MAIN FLOOR
944 SQ. FT.



UPPER FLOOR
1038 SQ. FT.

THE COST

The **Sierra V** by Beattie Homes starts from \$475,622 including lot, base and GST.

When n' where

■ THE **Sierra V** showhome is at 220 Cranston Drive S.E. in Cranston. It's open Monday to Thursday, 2 pm to 8 pm, plus weekends and holidays, noon to 5 pm. For details, call Mark Milne at 257-2596.

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

Construction declines to more 'normal' levels

Builders still behind in terms of schedules

MARTY HOPE
CALGARY HERALD

A housing industry leader isn't optimistic Calgary area builders can make up much of the current shortfall in construction of single-family homes.

"I wouldn't be surprised if we were still at least 25 per cent behind by the end of this year," says Allan Klassen, president and managing partner of Albi Homes. "Even though it's definitely not quiet in the market, I'd be very surprised if we were able to totally recover."

From January to May, work started on 3,204 detached homes — down nearly 31 per cent from the same period a year ago, says Canada Mortgage and Housing Corp.

For May, alone, CMHC recorded 718 starts, more than 38 per cent less than last year.

But this year's activity is being compared to "unprecedented" levels of construction last year, says Klassen.

Activity is brisk this year — and although it is not like it was last year, it is more like the pace of construction in 2005.

Detached housing construction starts will likely end this year 12 per cent behind last year's final tally of 10,482, says CMHC.

For the first five months of last year, work began on 4,621 single-family homes, with 1,166 starts in May 2006, says senior market analyst Lai Sing of CMHC.

"Although total housing was down this May compared to the same month last year, it should be recognized that single-detached starts in May 2006 were the highest ever for any month on record," he says. "As a result, any comparison to that month is likely to indicate a softer performance."

The housing industry has made the adjustments to improve construction schedules and to provide better-quality homes through closer relationships with tradespeople, says Klassen.

At Albi Homes, turnaround time has been reduced by 45 to 60 days from what it was a year ago, he says. "We're getting back to more normal levels of activity."

Meanwhile, multi-family starts totalled 915



Calgary Herald Archive

This year's activity is being compared to the 'unprecedented' pace of 2006.

units in May, an increase of more than eight per cent from the same month last year.

Activity in the semi-detached, townhouse and apartment sectors showed a year-over-year increase for the second straight month.

May's construction starts pushed the five-month total to 2,573 units, about two per cent more than for the same period in 2006.

Current market indicators point to continued strong demand for multi-family units as the year progresses, says Louie.

Construction starts of all kinds for last month, and for the year to date, are down nearly 19 per cent.

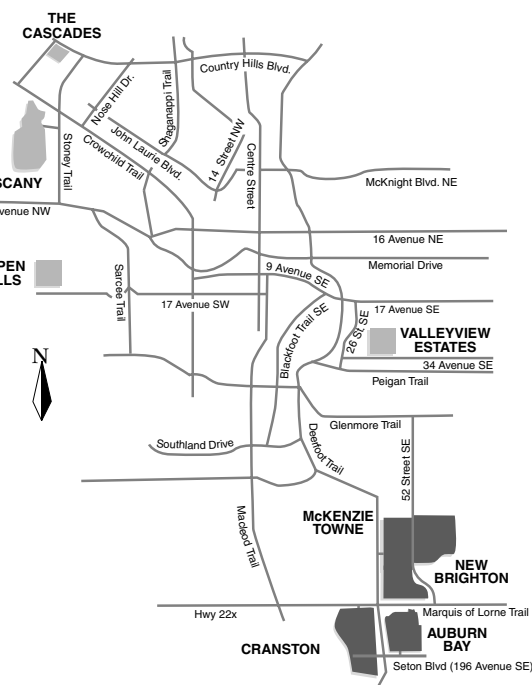
From January to May, housing construction starts across the province in centres with more than 10,000 people was 3,513 last month, a decrease of nine per cent compared to 3,880 in May 2006.

Nationally, urban starts were 18,889 in May, an increase of five per cent from last year.

Housing construction starts

	Single-family	Multi-family	Total
■ May 2007	718	915	1,633
■ May 2006	1,166	844	2,010
■ Percentage change	-38.4	8.4	-18.8
■ Year-to-date 2007	3,204	2,573	5,777
■ Year-to-date 2006	4,621	2,519	7,140
■ Percentage change	-30.7	2.1	-19.1

Source: Canada Mortgage and Housing Corp.



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A community is more than just where you live. It's where you thrive. That's why we carefully plan and develop our communities to include plenty of recreational space. You'll find everything from parks and playgrounds to residents' clubs and quaint shopping areas. We also go to great lengths to preserve the natural beauty of our lands. Not to mention, our builders are some of the best in the business. So if you're looking for a new home, go with a Carma community and live life to its fullest.



www.newbrighton-community.com
Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Charming English Country architecture and the convenience of a contemporary community. There's a vast central park, with a beautiful pond, and a private residents' club devoted to family recreation.



www.mckenzie-towne-community.com
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An exceptionally people-friendly neighbourhood. Tree-lined boulevards. Classic homes with garages in the back, porches out front. Bustling High Street shops and a central Towne Hall community building.



www.cranston-community.com
Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

A recreational haven, perched on a ridge above the Bow River. Inspiring views of the mountains, downtown Calgary, and the river valley below. Direct access to Fish Creek Park.



www.auburnbay-community.com
Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Imagine living in cottage country, right here in Calgary. Welcome to Auburn Bay, a four-season lake community in south Calgary. If your family has always dreamed of owning a home in a lake community, this is your opportunity.