

CARMA'S CHOICE THIS WEEK



The Braxton by Greenboro Homes

A new plan for Greenboro, the *Braxton* provides a family functional home with plenty of space for entertaining. As you walk through the foyer and into the main hall, you pass the den which is perfect for the home office, separate sitting area or an arts and crafts space. The open space at the back of the home provides a galley-style kitchen with a large corner pantry as well as an ample-sized nook in addition to a great room complete with fireplace. Upstairs you will find the added convenience of upper-floor laundry as well as a master bedroom with a spa-appointed ensuite and walk-in closet. The bonus room at the front of the home allows the option for a media centre, home gym or children's play area.

- Spa-appointed master ensuite

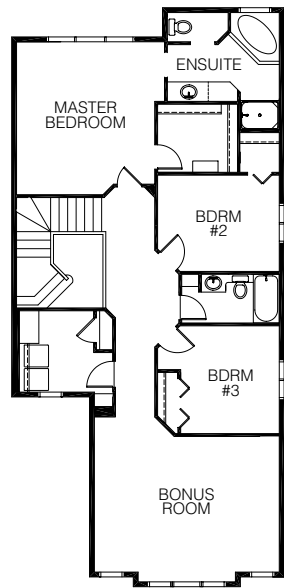
THE COMMUNITY
Cranston truly is something refreshing on the landscape. On a site that was once homesteaded by the Cranston family, this new community in Calgary's southeast is rapidly taking shape. Perched on a majestic ridge overlooking the Bow River, Cranston offers spectacular views of the mountains, 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.

FEATURES

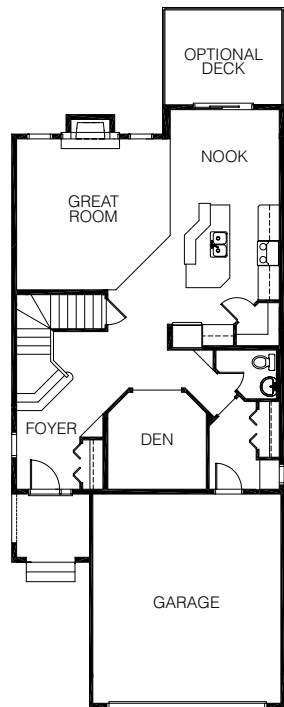
- 2504 sqft with 3 bedrooms and 2.5 baths
- Main floor den
- Upper floor laundry
- Bonus room with vaulted ceiling

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 LEVEL
1420 SQ. FT.



MAIN LEVEL
1253 SQ. FT.

When n' where

■ **THE Braxton** can be viewed at 18 Cranridge Terrace S.E. Showhomes are open Monday – Thursday 2pm to 8pm, Friday – Sunday and holidays 12 noon to 5pm. For further information please call Glenda Ell at 403 257-8290 or email at glendaell@greenborohomes.ca

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INCREASES 2.25 PER CENT

City population growth to boost housing demand

KATHY McCORMICK
CALGARY HERALD

In spite of the lower number of housing construction starts this year, people are moving to Calgary — and they're buying homes in the suburbs, says the latest city census.

"The migration numbers are stronger than we had initially thought they would be, and that's a good sign the demand for housing is supported by people moving in," says Lai Sing Louie, senior market analyst for Canada Mortgage and Housing Corp. "We had thought the net migration numbers would be down about 40 per cent, but they're only down around 29 per cent."

Calgary's population stands at 1,042,892 — up 2.25 per cent from last year's census.

The total population change was 22,950 from April 2007 to this April, led by a net migration of 12,441 people, down from 17,673 last year. Net migration refers to the inflow of people minus the outflow.

The natural increase (more births than deaths) added another 9,695 residents over the 12-month period, with a further 814 residents added due to annexation.

"The census is taken from April to April of each year, and so that follows what our CMHC numbers have been showing," says Louie.

"Our first-quarter numbers (January to March) were positive for the first time in two quarters. The second half of 2007 may have been the worst for losing people."

The positive outlook for the city is attracting people from across Canada — and that's not about to change, says Allan Klassen, managing partner and president of Albi Homes.

"Calgary is still relatively small," he says.

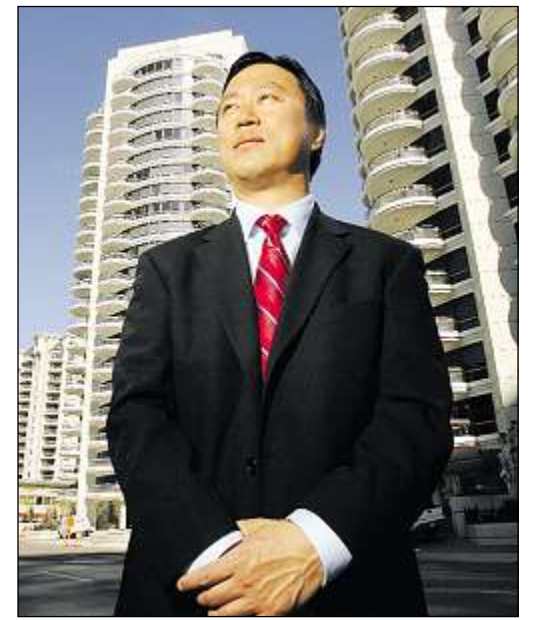
"Compared to other cities in the rest of the country, it's still relatively affordable, and now there is tremendous choice. There are lifestyle choices that are attracting young generations with families who are looking to trailblaze their careers in a great environment.

"Here, they are finding a city of just over one million people with solid infrastructure, tremendous schools, and the spirit of community support, not to forget the oil and gas industry and the economy."

Net migration hit 29,164 in 2006, which was not surprisingly the strongest year ever for construction starts of single-family homes, soaring to 10,482 when the boom was at full boil.

"The growing economies in Saskatchewan and British Columbia are attracting people from Alberta's major centres and this will keep migration close to current levels," said Louie in CMHC's spring outlook, predicting declines for this year and next.

But that is not likely to happen now — at least if you're moving east, says Bill Bobyk, who heads up the Sterling Group of Companies un-



Calgary Herald Archive

Senior market analyst Lai Sing Louie of Canada Mortgage and Housing Corp.

der the Qualico umbrella.

"The sweet spot to move to Saskatchewan was over 12 to 24 months ago," says Bobyk, a former Saskatchewan resident. "Any equity increases you may have realized are already gone in Saskatchewan."

On the resale side, Saskatchewan overtook Alberta as the nation's leader in resale price growth last year, posting a 32-per-cent average increase, says CMHC.

In Calgary, the latest census shows that 14 city communities had a population increase of more than 1,000 people from April 2007 to this April. All are communities on or near the outer limits of the city.

The highest number of residents were added to these communities: Auburn Bay (1,249); Bridlewood (1,038); Coventry Hills (1,170); Cranston (1,363); Evergreen (2,375); McKenzie Towne (1,313); New Brighton (1,262); Panorama Hills (2,392); Royal Oak (1,223); Saddle Ridge (1,553); Silverado (1,171); Springbank Hill (1,147); Taradale (1,912); and Tuscany (1,086).

On a percentage basis, Auburn Bay in the southeast and Silverado in the southwest led the pack; both more than doubled in population.

A total of 13,869 dwellings were under construction, with 432,997 dwellings altogether in the city as of the end of April.

That compares to 420,311 total dwellings in the same month last year.

There were 9,199 dwellings vacant — 2.23 per cent of the total units. That's up from 5,825 vacancies in 2007, or 1.46 per cent.

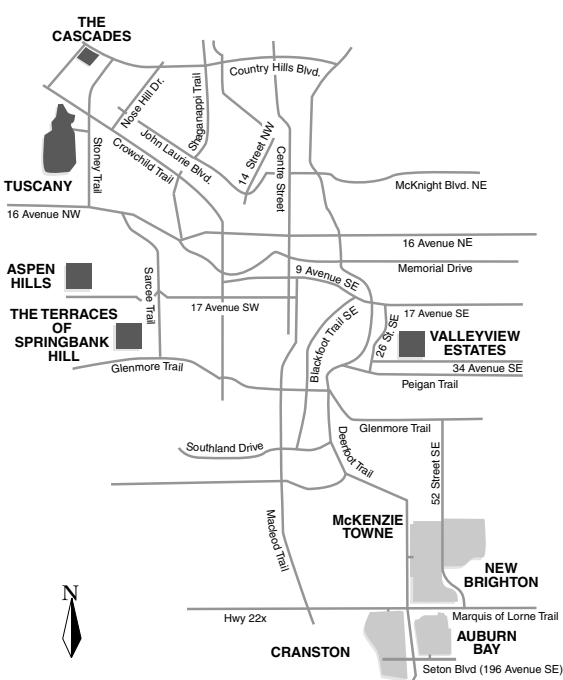
"That's a good sign as well," says Louie. "We were looking at vacancy rates in the 2.5 per cent range, so that is a little bit of an improvement."

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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 more 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, visit a Carma community today!



Passion | Integrity | Community



www.theterraces-community.com

Presentation Centre Open at 220 Springbluff Heights SW
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

The final jewel in Springbank Hill, The Terraces is your last chance to enjoy estate living in an established community that's right next door to nature — and conveniently close to shops, schools and services.



www.tuscany-community.com

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

Mountain and downtown views from rolling hills above the Bow River Valley. Walking and cycling paths. A private residents' club, with tennis and basketball courts, a skating pond, and an outdoor hockey rink.



www.aspenhills-community.com

Showhomes open:
NOON-8 PM MON. - FRI.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Natural ravines dotted with native aspen stands. Attractive tree-lined streets with Tudor and Craftsman architecture. Direct access via 17th Avenue to the downtown core and nearby shops and services.



www.valleyviewestates-community.com

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

Located just minutes from downtown, Valleyview Estates sits next to the 40-acre Valleyview Regional Park, and offers stunning city and mountain views, parkside lots, and distinctive architecture. Choose a home with casual charm from a variety of designs.