

Current Listings & Sold Homes



#102 37 Prestwick DR SE
\$289,900, 1,119 Sq Ft, 2BR/2Bath
Corner condo unit
9ft ceilings
East facing covered patio
Backs onto park & greenspace



40 Inverness DR SE
\$429,900, 1,851 Sq Ft, 4BR/2.5Bath
Laminate and cork flooring
Warm stylish colours
Central Air Conditioning
Backs onto a huge park & greenspace



13 Prestwick Manor SE
\$449,900, 1,819 Sq Ft, 3BR/2.5Baths
Great location in Prestwick Estates
Hardwood on main level
Kitchen has tiered island, slate backsplash
Top floor laundry



#45 23 Glamis DR SW
\$299,900, 1,205 Sq Ft, 2BR/1.5Baths +
2pc Ensuite
Attached garage
Fenced yard
Corner wood-burning fireplace
Close to all amenities, Westhills & MRU



37 Inverness Park SE
\$379,900, 1,431 Sq Ft, 3BR/2.5Baths
Covered front veranda
Fresh paint throughout
Fully finished basement
Oversized double garage



187 Elgin Way SE
\$385,000, 1,657 Sq Ft, 3BR/2.5Baths
Dark laminate flooring
Corner gas fireplace
Large tiered deck
Detached double garage



32 Prestwick Estate Way SE
\$459,900, 1,937 Sq Ft, 3BR/2.5Baths
Fully landscaped, pond & fountain
Tile & hardwood flooring
Maple cabinetry
Formal dining room



79 Prestwick Bay SE
\$334,900, 1,065 Sq Ft, 3BR/1.5Baths
Quiet cul-de-sac, walking distance to
130th Ave shops
Covered front veranda
Fully fenced yard
Detached double garage



32 Prestwick Manor SE
\$689,000, 2,906 Sq Ft, 5BR/4.5Baths
Full legal suite above the detached
triple garage
Granite counters, vaulted ceilings
Fully finished basement
Fully landscaped back yard



19 Mt Douglas Circle SE
\$498,900, 2,077 Sq Ft, 4BR/2.5Baths
Laminate flooring
Corner gas fireplace
5pc ensuite bathroom with soaker tub
Fully fenced back yard faces a
greenspace



70 New Brighton Manor SE
\$429,900, 1,883 Sq Ft, 3BR/3.5Baths
Hardwood flooring
Fully finished basement with large
Rec room
Spectacular landscaping
Tiered pond & waterfall



27 Douglas Shore Close SE
\$479,900, 2,131 Sq Ft, 3BR/2.5Baths
Beautiful corner lot
Large bay windows in kitchen,
living & family rooms
Fully fenced & landscaped, RV parking pad
Oversized double attached garage



SOLD
22 Prestwick GD SE
List price \$319,900



SOLD
147 Prestwick TC SE
List price \$379,900



SOLD
15028 Prestwick BV SE
List price \$349,900



SOLD
101 Prestwick AV SE
List price \$334,900



SOLD
54 Copperstone CL SE
List price \$649,900



SOLD
68 Mt Apex GR SE
List price \$324,900



SOLD
889 Prestwick CI SE
List price \$418,900



SOLD
55 Copperleaf TC SE
List price \$469,900

What did your neighbour's home sell for?

Visit www.kimanddoughayden.com and click on the "What's my home worth?" for a free market snapshot compliments of Kim & Doug Hayden.



Be sure to check out recipe ideas and community events on our site too.

This is not intended to solicit properties currently listed for sale.



June 2010



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www.kimanddoughayden.com

Living in, working for, and supporting our Calgary S.E. Communities since 1999.

7th Annual McKenzie Frenzie Saturday, June 19 2010

Come one Come all for a Fun Family Festival!

McKenzie Lake CA is proud to host this event for ALL the residents of SE Calgary Communities

On behalf of the McKenzie Lake Community Association
You are INVITED to the 7th Annual McKenzie Frenzie

PARADE starts @ 9:00am at McKenzie Lake Beach Club – 16198 McKenzie Lake Way SE

PANCAKE BREAKFAST @ 9:00am (*with wristband)

CARNIVAL OF ACTIVITIES @ 9:00am - includes Wii tent, Monster Trucks, bouncers, long drive & putting competition & much more...

BEER GARDENS from 12:00pm – 8:00pm with live entertainment by the Al Barrett Band

MOVIE IN THE GYM doors open at 6:00pm movie starts at 7:30pm

McKENZIE IDOL (12 – 17 yrs) open to 20 contestants only! Top 5 Idols perform @ 6:30pm. Audience choose the 3 winners!

Volunteers are welcome, email mlca2@telus.net
For more information visit www.mckenziearea.com

Everyone is welcomed. This is not just a McKenzie Lake Community event. Bring your family, friends or colleagues. *Wristbands are only \$4 per person at the gates (4 and under are free).



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26 McKenzie Towne Gate SE

Baked Beans Perfect for Summer BBQ's

Ingredients: Directions:

- | | |
|---|---|
| <p>2 cups navy beans
230 grams bacon
1 onion finely diced
3 tbsp molasses
2 tsp salt
¼ tsp ground black pepper
¼ tsp dry mustard
½ cup ketchup
1tbsp Worcestershire sauce
¼ cup brown sugar</p> | <ol style="list-style-type: none"> 1. Soak beans overnight in cold water. Next morning simmer beans in same water until tender, approx 1 ½ hours. Reserve water. 2. Arrange beans in crockpot by placing portion of the beans in the bottom then layering with bacon and onions. 3. In saucepan, combine molasses, salt, pepper, dry mustard, ketchup, Worcestershire sauce & brown sugar. Bring the mixture to a boil and pour over beans. Pour in just enough of the reserved water to cover the beans. 4. Set crockpot on high for 4 hours then low for another 2 hours. <p>*Optional additions would be bourbon or liquid smoke. Can easily double amount of bacon.</p> |
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NEW AND USED HOME BUYERS NEED TO BE AWARE OF REAL PROPERTY REPORT PROVISIONS IN THEIR PURCHASE AGREEMENT AND THE RELATED SELLER'S WARRANTIES

A Real Property Report, commonly referred to as the "RPR", is basically a detailed plan of the lot prepared by a qualified land surveyor. The RPR shows the boundaries of the property, locations and dimensions of the home and other improvements on the lot, and even certain moveable structures like sheds. The RPR should identify the location of easements, rights of way, or other similar interests which might be located on or pass through the lot, and any encroachments or improvements from or onto neighbouring properties.

Preparation of an RPR requires an actual on-site survey. It must be certified by the surveyor to ensure the parties can rely on it as being accurate. Normally, the RPR is submitted to the governing municipality for compliance (usually in the form of a signed and dated stamp on the RPR itself). This means the municipality has verified that the location of improvements on the property comply with the relevant provisions of the municipality's by-laws and regulations. If necessary, problems identified may be addressed at the time of the purchase including correcting any problems indicated on the RPR that may not be of concern to the municipality. These should always be addressed at the time of purchase and you will be doing both yourself and

your lawyer a favour by reviewing the RPR well in advance of your meeting to sign your closing documents.

Accepted common practice is for the seller to have the obligation to provide the buyer with a current RPR showing evidence of municipal compliance. In addition, the seller provide certain warranties as to the correct location of improvements, and absence of encroachments that can be relied upon in the event any problems arise. A "standard" Alberta Real Estate Association contract (clause 4.11) indicates the seller has to provide the buyer with the RPR and compliance 10 days BEFORE the closing date. Whether you're buying a new or a used home, you should have your lawyer carefully review the provisions in your agreement dealing with the RPR and related vendor warranties at the outset to protect yourself from unexpected surprises.

Submitted by Anton Q. Suberlak of the lawfirm Masuch Albert LLP #209, 10836 - 24th Street S.E. Calgary, AB T2Z 4C9 Phone (403) 543-2405 • Fax (403) 543-1111 tony.suberlak@manlaw.com

Uncertainty Still Sings in the Calgary Real Estate Market

I have to admit that the market this year has been puzzling, a bit like the weather. The year started off well, with listings selling relatively quickly, but pricing staying within the established ranges set late in 2009. The market has returned to a more normal rhythm in terms of listing vs. sales.

We are definitely back into a market where homes are selling but buyers are taking their time. One thing that did not materialize, which many in the industry, including myself, expected, was a rush to secure the purchase of a new home due to the increase in interest rates. I fully expected a bump in the number of resale homes in May, and that simply did not occur.

Almost the opposite happened, with a large number of new listings coming onto the market and resale homes sales slowing. It is normal this time of year to see a large number of listings on the market relative to sales. Normally, this time of year the velocity of sales increases as new listings come on. This is due to folks waiting for the right house to come along, then they'll pounce on it.

I do expect the market to pick up in terms of overall sales activity. Currently there is a three to four month supply of homes available, and that will no doubt increase as

we head into summer. Some are starting to say it's a buyer's market, but it's not. It is simply a normal real estate market with supply and demand factors keeping pricing in check. Folks in Calgary have not experienced a normal Real Estate market since 2004 and its going to take some getting used to for all of us.

From this point until mid August the market will remain somewhat buoyant, but only about 60% of the current listings will sell. This is a simple fact of the normal supply and demand equation that all sellers and buyers face in the reality of today's competitive market place. Not all houses are created equal and when the market levels out like it is now, buyers will only move on the homes that represent the best overall value, that being: location of home, condition of the property, size of home, layout, style of property, upgrades, and, of course, the big one - price.

So it's back to normal for residential Real Estate, and its going to be a great time to find a new home for the rest of this year.

Doug Hayden, REALTOR®

(This article is the express opinion of the writer and in no way reflects the opinion of the Calgary Real Estate Board and or any of its members)

IMPORTANT QUESTIONS EVERY HOME RENOVATOR SHOULD KNOW TO ASK!

Time Frames? Insurance? Cleanliness? Accountability? Extra's? Budget? References? Pictures? Knowledge or Project? Delays? Business License? Availability? Permits? Invoicing? Contacts? Resources? Fees? Issues?

You are the Renovator so you are in Control. You do not have to accept anything that doesn't feel right. There are many questions that should be asked at each stage of a renovation to ensure a job is done properly.

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