

Current Listings & Sold Homes



#45 23 Glamis Drive 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



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



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
 Reduced! \$419,900, 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



272 Copperfield Heights SE
 \$341,900, 914 Sq Ft, 3BR/2Baths
 Quiet street in Copperfield
 Vaulted ceilings
 Fully finished basement with Fireplace
 Back deck w/ wrought-iron railing



23 Inverness Gardens SE
 \$364,900, 1,367 Sq Ft, 3BR/2.5Baths
 Great location on quiet cul-de-sac
 Laminate floor in living room
 Central Air Conditioning
 Double detached garage



53 McKenzie Towne DR SE
 \$369,900, 1,733 Sq Ft, 3BR/2.5Baths
 Former show home!
 Main floor laundry room
 Tile & laminate flooring on main floor
 Fully fenced yard /w large deck



#301 38 Inverness Sq SE
 \$309,900, 1,291 Sq Ft, 2BR/1.5Baths
 Fabulous mountain view!
 Top floor w/ 9ft & vaulted ceilings
 Raised walk-in therapeutic jet tub
 Passenger elevator & private garage



88 Prestwick Heights SE
 \$333,900, 1,259 Sq Ft, 3BR/2.5Baths
 Beautiful front landscaping
 Maple cabinetry & black appliances
 Fully fenced yard w/brick patio
 Rear-drive 2 car parking pad



108 Prestwick Mews SE
 \$409,900, 1,776 Sq Ft, 3BR/2.5Baths
 Corner lot with wrap-around veranda!
 Hardwood, tile & carpet
 Ensuite w/ corner soaker tub
 Oversized double detached garage



136 Brightondale Close SE
 \$444,900, 2,088 Sq Ft, 3BR/2.5Baths
 Immaculate and move-in ready!
 Vaulted ceilings in LR & Bonus room
 Gas fireplace w/ river-rock facing
 Oversized south-facing fenced yard



1032 Prestwick Close SE
 \$409,900, 1,722 Sq Ft, 5BR/2Full &
 2 Half Baths
 Laminate throughout main floor
 Fully finished basement w/ theatre room
 Fenced & landscaped w/ tiered deck
 Double detached garage



13 Prestwick Manor SE
 Reduced! \$439,900, 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



26 Prestwick Grove SE
 \$367,500, 1,259 Sq Ft, 3BR/2.5 Baths
 Huge corner lot w/ gorgeous landscaping!
 Fully finished basement
 Screened sunroom on back deck
 Double detached garage



40 Inverness Drive SE
 Reduced! \$399,900, 1,851 Sq Ft,
 4BR/2.5Bath
 Laminate and cork flooring
 Warm stylish colours
 Central Air Conditioning
 Backs onto a huge park & greenspace



187 Elgin Way SE
 Reduced! \$354,900, 1,657 Sq Ft,
 3BR/2.5Baths
 Espresso laminate flooring
 Corner gas fireplace
 Large tiered deck
 Detached double garage



15 Prestwick Close SE
SOLD
 List price \$445,900



32 Prestwick Manor SE
SOLD
 List price \$689,000



210 Brightonstone Landing SE
SOLD
 List price \$625,000



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Staging to the Curb and Beyond by Vicky Blaine

First impressions are fast impressions. Potential buyers make up their minds quickly based on their first impressions of your home. Most sellers are aware of the importance of staging the interior of their home in order to impress buyers. However, many people do not realize that buyers begin forming their impressions long before they walk through your front door.

In our current market, we are experiencing a large number of homes listed. Curb appeal is of critical importance to make sure that potential buyers like what they see outside in order to make the effort to take a look at what's inside.

Staging the exterior of your home follows the same basic principles as staging the inside: clean, de-clutter, de-personalize and decorate. Begin with clearing away any garbage, yard waste, and any *ahem* gifts left behind by your pets. Remove weeds, any dead/dying plants and flowers, and rake up any leaves. Tidy and/or put away kids' toys. Remove garbage cans and recycling bins from sight – store them in your garage or back alley. If the siding or exterior finish is dirty, use a power-washer to clean it up; clean and wash off your porch, walkway and/or driveway as well. Check the condition of your trim, and repaint if necessary, paying particular attention to sprucing up the front door. Complete any small repairs.

Decorate your yard, but don't go overboard. As with the interior, less is usually more. Any décor should highlight, not overwhelm, the space. Nicely arranged patio furniture, colourful potted flowers, garden lighting, and a seasonal wreath on your front door will add lots of visual appeal and draw buyers to want to see more.

Potential buyers are also screening the other homes around yours. It is important that your neighbours' yards are in good condition. Ideally, if you have a good relationship with your neighbours, you can let them know that you're planning to sell and ask them if they can help you out by maintaining their lawns and yards. After all, by helping you to achieve a fair sale price, they help raise their

own property value as well. Offer to help out with any work that needs to be done, such as repainting a shared fence, or mow their lawn for them while you're doing your own.

Remember, staging is ultimately about the suggestion of the lifestyle a buyer will have if they were to purchase your home. As a resale home, you are also competing with new builds – so show off the bonuses a pre-owned home has to offer, such as established yards, trees and landscaping. A nicely manicured lawn, tidy flower beds, and a yard staged with patio furniture and some nice decor can add up to big bonus points in a buyer's mind. Most people prefer a home that is move-in ready, and this goes for the exterior spaces as well.

The current market is a highly competitive one. Buyers may have looked at literally dozens of homes before yours. Staging to the curb and beyond will help ensure that your home is the one that creates a great first, and lasting, impression.

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.

Your Music Your Station

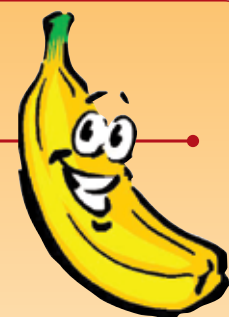
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Ingredients:

- 4 bananas
- 1 tbsp lemon juice
- 1 cup brown sugar
- 1 tsp cinnamon
- 1 pint vanilla ice cream
- Caramel syrup

Directions:

1. Preheat grill for low heat.
2. Halve each banana lengthwise, then widthwise. Sprinkle bananas with lemon juice.
3. In a small bowl, mix together the brown sugar and cinnamon. Coat the bananas well with the sugar mixture.
4. Lightly oil the grill grate. Arrange bananas on preheated grill, cook for 3 minutes per side.
5. Place bananas in serving dishes with ice cream.
6. Drizzle with caramel syrup.

*For a twist try pineapple-coconut ice cream instead of vanilla!

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No Time Like the Present to Move Up!

by Dough Hayden, REALTOR®

If you have read the Calgary Herald, or any number of articles on the current Real Estate market in Calgary, you probably already know that the resale and new home market is slow for homes under \$600k. So, why are the bigger homes selling and the more affordable homes sitting around on the market?

It seems that some people have discovered the hidden truth in a slower market. If the market has adjusted downward somewhat the time to buy is on the pull back. Slower markets never last for long, just as fast markets always peak.

For those who do not hesitate to act when the market slows, they will get the best home at the best price. The "low hanging fruit", so to speak, the best homes at the best price will always be the first to go, and they sell fast. Only about 20% of the homes on the market currently represent outstanding value. That is, they have come off peak prices in March of this year and are adjusted to sell in the slower market.

If you are a buyer and you are waiting to see what will happen - read: waiting for further price adjustments down - I can almost guarantee that you will wait too long, and the really good homes will sell under your feet. Nobody likes to be in the position of finding that right home and then losing it because they hesitated to act.

Conversely, when looking to sell your home in this market you need to ensure it is the "low hanging fruit", the best home at the best possible price. The market, not the REALTOR®, dictates prices. Nobody can change it, so it is always best to adapt. We have some clients that are even more aggressive than we are in terms of pricing their homes to sell in such a market!

So as we all get used to the Real Estate market returning to normal, this may be the best time to purchase and/or move up for a while to come.

(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)

www.thefinancialguides.com

Summer Fun Savings Ideas

by Tammy Johnston

I'm an avid collector of Air Miles. Being an anal retentive shopper I know my prices, stick almost 100% with Safeway, and regularly look for bonus Air Miles offers in the store on the items I regularly use. By consciously collecting I accumulate a fair number quite quickly. If you gas up at Shell, get your home improvement stuff at Rona, and like Boston Pizza you can also collect Air Miles. With more stores than I can name offering Air Miles you have plenty of opportunities to collect.

I'm not big on using Air Miles for flights as the points don't cover taxes and surcharges which are usually the bulk of the price of the ticket. On the other hand I LOVE using Air Miles for all sorts of other entertainment and summer distractions. Just recently I cashed in some Air Miles for the following:

1. Family Pass to West Edmonton Mall World Waterpark
2. Family Pass to West Edmonton Mall Galaxyland
3. Family Pass to the Royal Tyrrell Museum in Drumheller
4. \$50 Gift Card to Boston Pizza
5. \$100 Gift Card to The Keg
6. Movie, Popcorn, and Drinks for 2 Adults to Cineplex Odeon

There are many great attraction tickets, restaurant gift cards, and entertainment options available through AirMiles. By shopping with a bit of a plan you can have a fun filled summer without putting any more hard earned money out of your pocket as shipping is usually included for free.

Here is a listing of some excellent Calgary options for using Air Miles:

1. Calgary Stampeders Tickets
2. Earl's Gift Cards
3. Swiss Chalet / Montana's / Kelsey's / Milestones / Harvey's Gift Cards
4. Sundance Balloons Scenic Champagne Hot Air Balloon Ride
5. Banff Hot Springs
6. Banff Gondola Lift Ticket
7. Telus World of Science
8. Calgary Stampede Rodeo Ticket
9. Calgary Zoo Passes

Go find out what your options are and have a great summer while keeping more money in your jeans.

"If saving money is wrong, I don't want to be right!" - William Shatner

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It was great seeing everyone at the McKenzie Frenzie in June and Stampede on High Street. We look forward to seeing you at the Picnic in the Park, August 18, 5pm to 8pm.

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main 686-7517
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