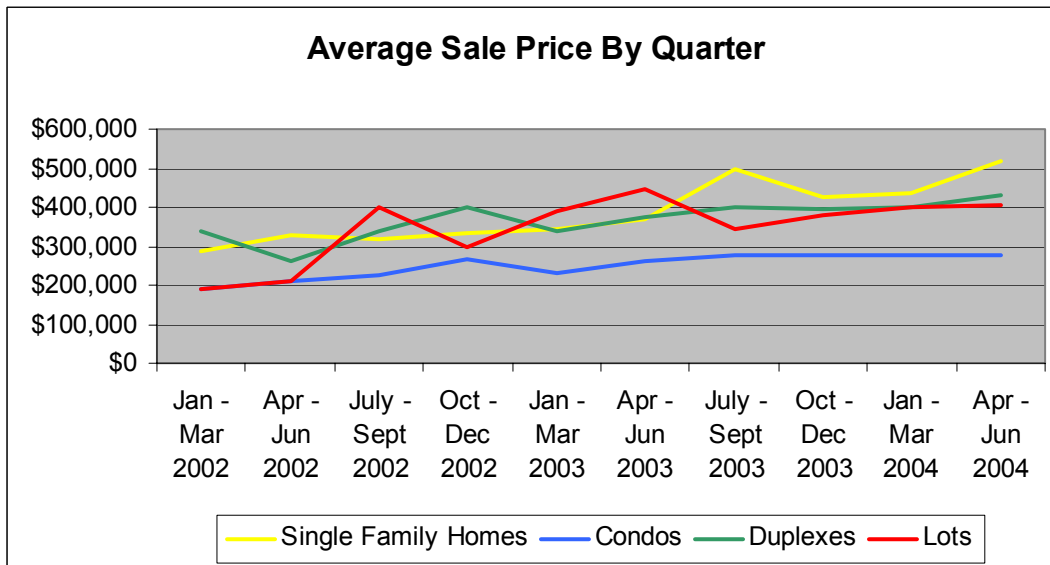


The spring was very busy with the number of listings increasing and sales staying strong. The summer looks to continue to be strong with many new potential buyers arriving in Canmore / Banff on their summer holidays.



What's Happening in Canmore

Summer is upon us once again. It's the season to get out and experience Canmore at it's best. Whether you want to treat your ears to some world-class music, take in some local heritage or relax in the sun, Canmore has it all!

July 31 - Canmore Challenge Trail Race

The Canmore Nordic Centre hosts this annual competition, featuring a gruelling 12k course, a gentler 6k course and a short course for the kids. Lots of fun as you battle the elevation and enjoy the scenery as you pant and gasp your way around. Get off the couch and come out to cheer or challenge your legs to some true physical activity! The race starts at 9:30 am. For more information, visit www.mountainrunning.com/challengedetails1.htm.

July 31- August 2 – The Canmore Folk Festival

Come out and enjoy Alberta's longest running Folk Festival! This year's line up includes musicians from across Canada and as far away as Madagascar! There are performers and activities for the whole family, including face painting for the kids, craft booths and tasty treats from local restaurants. Adult ticket prices range from \$18 to \$65 and can be purchased from Ticket Master outlets or at the gate. For more information, visit www.canmorefolkfestival.com.

August 7 – The Canmore Library’s Summer Used Book Sale

Everyone can use a good book to relax with during the summer heat! Stop by the Library Gallery from 10 am to 5 pm to pick out your favourite books. Don't forget to bring the kids along with you! For more information call the Canmore Library at 678-2468.

August 7- 8 – X-Terra Canada Triathlon

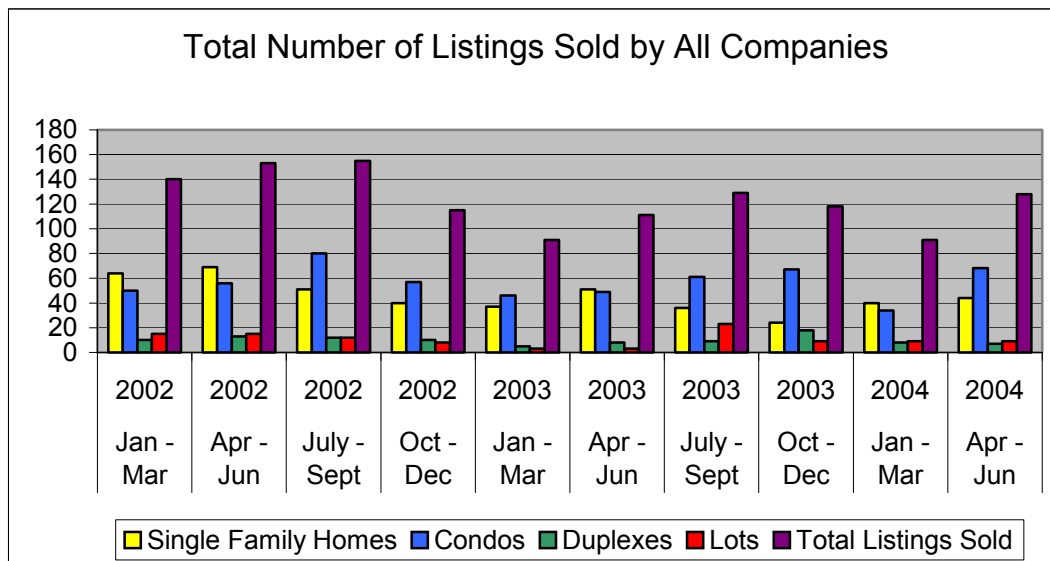
Come out and experience a more extreme version of the traditional triathlon! Eager athletes can partake in the 1500m lake swim, 28k mountain bike and a 10k trail run. A half-distance race will also take place for people seeking a less-demanding experience. There is also a team category for those who want to share the experience with friends! Daily sports clinics and product expos will also be taking place through out the weekend. Visit www.xterracanada.com for more details.

September 12 – Mozart On The Mountain

Treat your ears to the world-class music of the Calgary Philharmonic Orchestra while amidst the beautiful Rocky Mountains. The very successful Mozart On The Mountain is returning this year to the Stewart Creek Golf Course. The site opens at 11:30 am, while the concert will run from 2:00 – 4:00pm. Ticket prices range from \$5 for children to \$35 for adults and can be purchased from the CPO Box Office at (403) 571-0849. For more information visit www.mozartonthemountain.com.

September 5 - Canmore Highland Games

The Celtic spirit prevails in Canmore when hundreds of participants of Highland Dance, Piping, Drumming, Running and Heavy Sports give their best performances in their quest for excellence. Celtic merchants from across Canada offer their wares and clan tents provide family history and genealogy information. Highland cattle and sheep dog demonstrations can be seen, as well as Scottish Country Dancing and Irish Stepping. Activities take place throughout the day at Centennial Park.



Includes all sales in Canmore, Harvie Heights, Lac Des Arcs and Exshaw

Confident Consumers Head For The Lake Driving Recreational Property Values Higher

As average prices for cottages increase by 10 per cent compared to 2003, Canadians are advised to be patient, consider alternative types of properties and work with an agent to secure their slice of paradise this year.

The demand for recreational properties continues to outpace supply in the majority of Canada's recreational property markets, according to the Royal LePage Recreational Property Report 2004. With the market fuelled by record low mortgage rates and strong consumer confidence, demand is not expected to waiver anytime soon. The Royal LePage poll conducted by Maritz: Thompson Lightstone found that within the next three years, six per cent (6%) of Canadians are planning to purchase a cottage/recreational property, while another eight per cent (8%) would consider the purchase. Currently, ten per cent (10%) of Canadians own a cottage/recreational property.

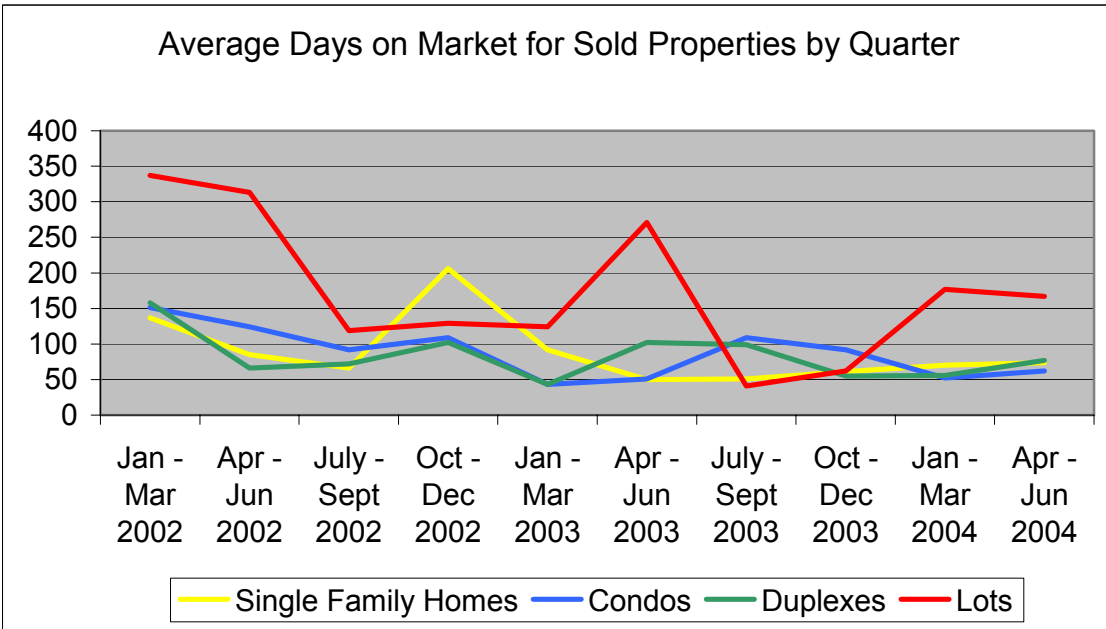
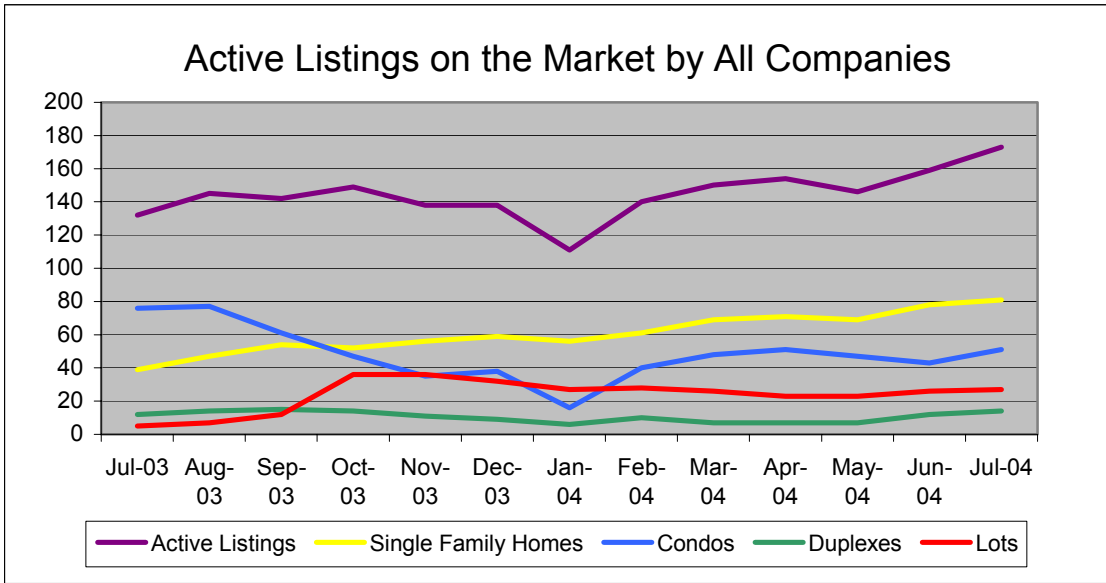


It is estimated that in 2004 there will be seven Canadians in search of recreational properties for every two cottage owners who plan on selling. Although new construction has helped ease tight inventory conditions in some areas, overall supply has not kept pace with the vigorous demand from Canadians seeking a recreational lifestyle. This has resulted in the extension of a seller's market in most centers, including Alberta. The average price of recreational chalets and condos in Alberta increased 10.8% over the past year, from \$242,500 to \$268,000.

Knowing that the recreational property market will continue to be hot once again this summer, purchasers will have to remember to be both patient and flexible. Although waterfront properties are extremely difficult to find, a water view or water access property is often more easily attained. Properties in other provinces are another option to consider. Some provinces boast very affordable priced properties and many are opting to vacation at the cottage for two or three weeks at a time or work at home and telecommute throughout the summer months as an alternative way to secure their dream property.

If you are serious about finding a recreational property, working with a local real estate agent can save you a lot of time and frustration. Many properties are sold within days of listing and an agent can advise you of a property's availability as soon as it hits the market. Some cottage hunters are now driving up to see a property as soon as it is listed while others are staying connected with cottage country via the Internet to view listings and take virtual tours.

For more information on our local recreational property market, please visit www.BradHawker.com.



Brad Hawker and the Brad Hawker Real Estate Team

www.BradHawker.com

Realtor / Broker

Phone: (403) 678-7557

Fax: (403) 678-2206

Toll Free: 1-877-818-7557

Email: info@BradHawker.com



Rocky Mountain Realty

Thank you for dealing with the Brad Hawker Real Estate Team, please advise us if you wish to change the frequency of the delivery. Your choices are monthly, quarterly or yearly before Christmas