

YOUR DREAM *home*



I'm thrilled you're considering your next move - literally. I've been helping Calgary homeowners move up into their dream homes for over 10 years, and I know how exciting (and stressful) this process can be. My role? To make it seamless, strategic, and successful. I'm here to guide you through each step with confidence, speed, and the kind of no-nonsense advice that helps you make smart decisions. Let's find that perfect next chapter.



Cole Porter

403-992-5445 COLE@COLEPORTER.CA COLEPORTER.CA






Why Move Up?

Top Reasons It Might Be Time:

- You've outgrown your current space
- You want a better school district or community
- You're ready for upgraded features, finishes, or location
- Interest rates are still historically competitive
- You have equity working in your favour

Moving up doesn't mean moving into chaos. With the right strategy, it can be your smartest financial and lifestyle decision yet.



Everything you want
is on the other
side of sold.

THE TIMELINE

STEP-BY-STEP PROCESS:

1. Discovery Call – What's important to you
2. Market Evaluation – What's your current home worth?
3. Pre-Approval Check-In – What can you buy?
4. Strategy Session – Sell first or buy first?
5. Listing Prep – My team handles the details
6. Find the One – Targeted property tours
7. Negotiate, Close, Move – With my full support

Every step is built to minimize disruption and maximize results.

FINANCING TIPS

WHAT YOU NEED TO KNOW:

- Bridge Financing can help if you buy before you sell
- Purchase Plus Improvements lets you buy and upgrade
- Pre-Approval is Power — we partner with trusted lenders who specialize in complex timelines
- Equity Use — your current home may be the key to unlocking your next one

You don't need all the answers now — that's what I'm here for.



MY PROCESS

THE WHITE-GLOVE DIFFERENCE:

- Hands-on pricing strategy that protects your upside
- Full service team: stagers, handymen, photographers
- Professional marketing that attracts serious buyers
- Negotiation you can trust — I don't fold under pressure
- Seamless coordination so you can focus on what matters most

This isn't your average real estate experience — and that's on purpose.

CLIENT TESTIMONIALS

“We are so grateful to have found Cole and to have had her support with selling and buying our houses. She helped make the whole process as painless as possible and gave us great advice and suggestions at every turn. She worked tirelessly with us to make sure we found the right home for our family. I would highly recommend her to anyone buying/selling their home.”

-Julia Nishizaki

“Cole was absolutely amazing to work with - her honesty and integrity made all of the difference. She was available for questions and support the entire time, and her experience and expertise provided unmatched knowledge that she shared with us. We received multiple offers within the first day of listing, sold for more than listing price, and purchased our dream home thanks to her guidance. She's an absolute gem and I would recommend her to anyone who is serious about buying and selling.”

-Alanna Maria

MARKETING THAT WORKS

LUXURY-LEVEL EXPOSURE

- Professional photo/video walkthroughs
- Google and Facebook ad targeting
- Private agent previews and pre-market hype
- Feature in local and out-of-town buyer networks
- Custom listing copy that SELLS — not just describes



We don't just
list - we launch.



FREQUENTLY ASKED QUESTIONS

LAYING THE GROUNDWORK FOR YOUR INVESTMENT

Q: Should I sell first or buy first?

A: It depends on your finances, comfort level, and the market. I help you model both scenarios.

Q: What if my home doesn't sell fast enough?

A: I build pricing and marketing plans that reduce this risk.

Q: Can you handle both transactions?

A: Absolutely — I do this all the time. My systems are built to juggle both flawlessly.

LET'S TALK STRATEGY

LAYING THE GROUNDWORK FOR YOUR INVESTMENT

You don't need to figure this out alone. Book a free strategy session with me today and let's plan the best way to move into your next chapter — smoothly and with confidence.



read