

# YOUR HOUSE

December 30, 2016

YOUR

# HOME



A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

## Happy New Year

CENTRAL AB'S  
DEFINITIVE  
**OPEN HOUSE**  
LISTING!  
CENTER PAGES

**OPEN HOUSE:** Saturday & Sunday, December 31 & January 1, 2-4 pm

**2118 25 Avenue, Delburne**

***SMALL is BEAUTIFUL..***

***Living SMALL Means***

***Living AFFORDABLY..***

***'Ginormous Corner Lot'***

*For further info on this multiple listing service home,  
see page 3 or contact a member of the Red Deer Real Estate Board.*



View our complete publication **ONLINE** at **[www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)**



**Network Realty Corp. 403-346-8900**  
**3608-50 Ave www.networkrealtycorp.ca**



**NORM  
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403.346.8900



**INDOOR POOL**

Hillside Bungalow with INDOOR POOL overlooking CITY OF RED DEER! This home has it all! Extensive Reno's! 7 tier water fall, beautiful curb appeal.



**ANDERS ON THE LAKE**

Walk-out Bi-Level in Aspen Ridge! Former Show Home. Fabulous layout! 4 Bdrms, 3 Bths, king size master w/ 5pc ensuite, main flr laundry, att. & det. garage!



**ANDERS**

Great family home located in Aspen Ridge! Boasting 5 bdrms, 3 baths, 5pc ensuite, fireplace, wet bar & huge family room!



**Garry  
Raabis**  
403-340-6789



**LOVELY '60+' CONDO**

2 bedroom condo, south balcony. Optional dining. Immed. Possession. Htd parking/elevator \$169,000 CALL GARRY 340-6789



**LIFE AT THE LAKE**

Walkout hillside bungalow with gorgeous panoramic view of Gull Lake, with attached garage, man cave, pole shed, horse shelter all on 4.25 acres. \$685,000. CALL GARRY 340-6789



**BENTLEY**

Beautiful 3 bed, 2 bath manufactured home. Updated shingles, siding, windows, paint, sunken living room, ensuite. Immediate possession. \$55,000



**LIFE ON THE EDGE**

Edge of the water that is!! Imagine living in this amazing 4 bed 4 bath luxury home with water & dock off your back deck. Dual furnace & dual A/C New 3384 sq. ft. 2 story home at desirable Meridian Beach Estates. \$799,000 CALL GARRY 340-6789



**SMALL TOWN CHARM**

Upgraded bungalow with double heated garage on a lovely big lot in the small town of Alix. Drive a little, save a lot, only \$279,000 CALL GARRY 340-6789

..... **www.yourcentralalbertarealtor.com** .....

*Happy New year*

Are **YOUR** Advertising Dollars Getting Lost in the Shuffle...?

HAVE YOUR AD DELIVERED TO **32,000** HOUSEHOLDS EVERY WEEK FOR UNDER \$75!!\*

If your business provides a service or product that would be of value to those **buying or selling a home**, you can advertise in the

YOUR **HOUSE**  
YOUR **HOME**  
**SERVICE DIRECTORY!**

CALL **403.347.9474** TODAY FOR DETAILS!

\* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.





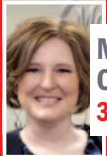
**Blaine  
Dushanek**  
391-9444



**Chris  
Forsyth**  
391-8141



**Roger  
Will**  
350-7367



**Marie  
Oro**  
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**Ivan  
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**Bill  
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## Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

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If You Are Interested in Joining  
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**Cordell  
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**318-5478 304-4061**



**18 WESTWOOD MHP, INNISFAIL**  
MLS CA0086525 \$55,000  
Call TIM: 403-350-1562



**365018 R.RD 62**  
MLS CA0086534 \$560,000  
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**10 BROADWAY VILLAGE**  
MLS CA0092942 \$29,900  
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**174 KELLOWAY CRESCENT**  
MLS CA0085784 \$234,900  
Call Kim 403-318-7178



**5344 76 ST. #340 RED DEER**  
MLS CA0094129 \$30,000  
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**27 BENNETT ST #102, RED DEER**  
MLS CA0092195 \$132,400  
Call CHRIS: 403-391-8141



**31 JASPAR CLOSE**  
MLS CA0091841 \$310,900  
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**4805 45 ST 306, RED DEER**  
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Gord 403-357-7720



**4-32 DOWLER STREET**  
MLS CA0089100 \$374,900  
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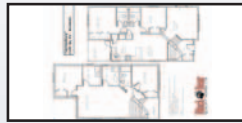
**21012 TWP 421**  
MLS CA0055465 \$349,000  
Call CORDELL: 403-318-5478



**12 HUGOT CRESCENT, RED DEER**  
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Call Ed 403-506-7171 or  
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**2118 25 AVENUE**  
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**69 MACKENZIE AVE LACOMBE**  
Pre Order Today/Call for details  
\$369,900  
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Gord 403-357-7720



**9 MACKENZIE AVE LACOMBE**  
MLS CA0095634 \$375,000  
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**10 ADDINGTON DR, RED DEER**  
MLS CA0088500 \$369,900  
Call Ed 403-506-7171 or  
Gord 403-357-7720



**20 STIRLING CL, RED DEER**  
MLS CA0091261 \$339,000  
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Gord 403-357-7720



**4805 45 ST 407, RED DEER**  
MLS CA0091789 \$275,900  
Call Ed 403-506-7171 or  
Gord 403-357-7720



**107 JENKINS DRIVE**  
MLS CA0093772 \$237,000  
Call Ed 403-506-7171 or  
Gord 403-357-7720



**YOUR HOME  
HERE**



**4512 52 AVENUE #132, RED DEER**  
MLS CA0093224 \$227,900  
Call Ed 403-506-7171 or  
Gord 403-357-7720



**607 MAPLE CRESCENT**  
MLS CA0093865 \$220,000  
Call TIM: 403-350-1562



**YOUR HOME  
HERE**

# easytips

for home buying

Attend a first-time home buyer's seminar. Making the wrong decision on your first house can come back to haunt you. Seminars are offered by numerous organizations and many are free.

Know how much you can afford. Take a hard look at your spending budget excluding your rent, then figure out what you have left after you pay all those bills. That's what you'll have left for mortgage expenses.

Prioritize your needs and wants. When working with a budget sometimes you have to make some compromises. Create a checklist of needs and wants. Don't forget things such as neighborhood, commute, school, etc.

Look into First-time Home Buyers Programs. Some banks offer first-time home buyers who meet certain criteria lower interest rate loans and/or low down payment options.

Find the right real estate agent. This person is your insider to the world of home buying. You want someone you can trust so talk to people you already trust, friends and family can be great help in choosing the right realtor.

Get a home inspection. This will help make you aware of hidden problems before you actually buy. If they find something major to be repaired or if they don't you'll be happy to know the condition of the house before you commit.

YOUR **HOUSE**  
YOUR **HOME**

**403-347-9474**

email: [tanis.mcouat@yourhouseyourhome.ca](mailto:tanis.mcouat@yourhouseyourhome.ca)

**Call Tanis** for your advertising needs!





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GRANLUND  
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FOR OVER 35 YEARS

[www.rcrrealestate.com](http://www.rcrrealestate.com)



## PENHOLD

Immediate possession on brand new townhouse. 3 bedroom, 2 full baths stainless steel appliances, landscaped yard w/vinyl fencing **\$258,900**  
**CALL BRAD GRANLUND 342-7700.**



## SYLVAN LAKE

Brand new unique elevations built 1107 sq ft 2 bedroom, 2 bathroom bi level. **\$299,900.**  
**CALL BRAD GRANLUND 342-7700.**



## UPGRADED 2 BEDROOM

2 bathroom bilevel laminate flooring, s/s appliances Quick possession Sylvan Lake. **\$299,900.**  
**CALL BRAD AT 342-7700.**



## RED DEER - BRAND NEW

3 bdrm/3 bth 2 storey with upper laundry, main floor office, 5 pce ensuite, stainless appliances Laredo **\$364,900.**  
**CALL NICOLE 342-7700.**



## MODIFIED BI-LEVEL

Open floor plan, large master bedroom, 2 fireplaces, hardwood, tile, stainless appliances, large yard **\$379,900.**  
**CALL NADINE 342-7700.**



## BRAND NEW

1140 sq ft 3 bedroom/2 bathroom bilevel with laminate flooring, stainless appliances incl Laredo. **\$343,900.**  
**CALL BRAD GRANLUND 342-7700.**



## WALKOUT BUNGALOW

Backing onto greenspace. 4 bedrooms/3 bathrooms attached garage. **\$399,900.**  
**CALL BRAD GRANLUND 342-7700.**



## WALKOUT

6 bedroom+den, 4 bathrooms, new kitchen, 2 laundry hookups backs onto green Sylvan Lake **\$499,900.**  
**CALL NADINE 342-7700.**



**Happy Holidays and thanks  
to all of our clients for  
their continued support**

**All the best in 2017**



## 2 STOREY SHOWHOME

3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$609,900. CALL NICOLE 342-7700.**



## RIVERFRONT

2.43 acres 4 bedrooms, 4 baths bungalow w/walkout basement 5 km from Red Deer **\$749,900**  
**CALL BRAD GRANLUND 342-7700.**



## FORMER SHOWHOME

2522 sq ft 2 storey impressive master suite, gourmet kitchen, bonus room. Check out 3D tour at [www.rcrrealestate.com](http://www.rcrrealestate.com) or personal tour call Nadine. **\$794,900!**  
**CALL NADINE 342-7700.**

## EXCITING OPPORTUNITIES!

### CHECK OUT THESE HOMES! PRICE JUST DROPPED!



**BRAND NEW** Family homes! in Penhold this 3 bdrm, 2.5 bath 2 storey homes is avail for immediate possession! Lge bdrms, open floor plan, 4 SS appliances, plenty of room for a future garage! **\$299,900**  
**CALL NADINE 342-7700.**



## PRICE DROP

1148sqft, 3 bdrms, 2 full baths, laminate flooring, 4 appliances, in Aurora Heights, on wider lot. Room for Huge Garage! **\$314,900 CALL NICOLE 342-7700.**



## BRAND NEW 3 BEDROOM!

New home in Hampton Pointe, 3 bdrms, 2 baths, stainless appliances, south facing yard. **NEW PRICE \$319,900**  
**CALL NICOLE 342-7700.**



**TRIPLE GARAGE** Opportunity to Own a BRAND NEW 2 bdrm, 2 bath home, corner lot on a close, soaker tub, fireplace, laminate, & HUGE TRIPLE ATTACHED GARAGE. New price of **NEW PRICE \$424,900**  
**CALL NADINE 342-7700.**

# SERVICE DIRECTORY

**HOME ALYZE**  
SINCE 1978  
"THE HOME INSPECTION EXPERTS"™  
FRANCHISES ARE INDEPENDENTLY OWNED AND OPERATED

*Wishing you a  
Merry Christmas &  
a Happy New year!*

Serving Red Deer & Central Alberta  
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homealyze.com



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**counterscapes**  
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**34 years of  
dedicated experience**

**Countertops | Renovations  
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## Why use a Realtor?

**Your Realtor can help you negotiate**

There are myriad negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.





# ROYAL LEPAGE *Lifestyles Realty*

## LACOMBE • 403-782-3171



**ROYAL LePAGE**  
Helping you is what we do.™



**Lacombe**  
79 TERRACE HEIGHTS DR.  
**\$385,000**  
MLS CA#0096296



**Red Deer**  
3 LANDRY CLOSE  
**\$525,000**  
MLS CA#0092261



**Lacombe**  
37 WILLOW CRESCENT  
**\$329,900**  
MLS CA#0096307



**Lacombe**  
17 GREEN COURT  
**\$189,900**  
MLS CA#0090500



**Lacombe**  
61 PARKLAND ACRES  
**\$29,900**  
MLS CA#0087591



**Lacombe**  
5627 53 AVENUE  
**\$319,900**  
MLS CA#0089102



**2.79 acres**  
4402 50 STREET  
**\$449,000**  
MLS CA#0091140



**Lacombe**  
40 ELIZABETH PARK BLVD  
**\$419,000**  
MLS CA#0095242



**Lacombe**  
4711 49 AVENUE  
**\$239,900**  
MLS CA#0092454



**RealtyExperts**  
GROUP



Call: 403-505-SOLD  
[www.realtyexpertsgroup.com](http://www.realtyexpertsgroup.com)

**Welcome to the family!**



**NOLIN MAURIER**  
Broker



**NICOLE MAURIER**  
Associate



**JOSH REMILLARD**  
Associate Broker

**We want to wish all of our clients, friends and family all the best over the holiday season and thank you very much for your support and business this year.**

**We also want to send thanks to all our fellow realtors, mortgage brokers and all our colleagues for a good year and a prosperous 2017**

**We want to thank our friends and local and family run businesses for their support in our weekly draws! Support local and support family!**

BIG BEND MARKET  
HOUSE WARMINGS  
ONE-11  
DIVINE SERENITY SPAS  
RUEON THAI  
DINOS  
CARNIVAL CINEMAS  
COLOR ME MINE

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LOCKDOWN ESCAPE  
ALBERTA SPRINGS  
GLOW JUICERY  
MY REVOLUTION CYCLE AND YOGA  
EDIBLE ARRANGEMENTS  
TO THE LOST

**Family Gives...**

**Christmas Basket Extravaganza**

Visit our facebook page for a chance to win or view our website for details

**Xmas Basket Extravaganza!**  
\*\* \$50 GC to Edible Arrangements  
\*\* \$50 GC to: To The Lost or Forgotten Alley or Red Box  
\*\* GC to Glow Juicery for 4 Fresh Juices



**PLUS Surprise Gifts from other Local Businesses!**



# YOUR HOUSE YOUR HOME

**AD COPY DEADLINE:**  
**Mondays at Noon**

**AD PROOFING DEADLINE:**  
**Tuesdays at 2:00 pm**

**LONG WEEKEND  
DEADLINES:**

Ad copy deadline:  
Fridays at 4 pm,  
Ad proofing  
deadline:  
Tuesdays at 2 pm

CENTRAL AB's  
DEFINITIVE  
**OPEN HOUSE**  
LISTING!  
CENTER PAGES

**CALL TANIS AT**

**403-347-9474**

**for your advertising needs!**

Email **TANIS** at [tanis.mcouat@yourhouseyourhome.ca](mailto:tanis.mcouat@yourhouseyourhome.ca)



See **21 Photos** at [www.brendabowness.com](http://www.brendabowness.com)**YOUR  
LISTING  
HERE!**

May your home be filled with warmth of family &amp; friends over the Christmas season!

All the best in 2017



**IMMACULATE THIRD FLOOR CONDO!**  
1 Bedroom, 1 Bath  
905 Sq.Ft. Condo  
**\$279,900**

[www.324-6michenerboulevard.com](http://www.324-6michenerboulevard.com)

**IMMACULATE EXECUTIVE HOME, SOUTHSIDE LOCATION!**  
5 Bedroom, 3 Bath  
1,548 Sq.Ft. Hillside Bungalow  
**\$499,900**

[www.192ingleclose.com](http://www.192ingleclose.com)

**WONDERFUL ADULT COMPLEX, HEART OF DOWNTOWN!**  
1 Bedroom, 1 Bath  
731 Sq.Ft. Condo Apartment  
**\$192,000**

[www.110-530048street.com](http://www.110-530048street.com)

**IMMACULATE CONDO & PEACEFUL QUIET VIEW!**  
2 Bedroom, 1 Bath  
900 Sq.Ft. Apartment Condo  
**\$199,900**

[www.2213-12bironsidestreet.com](http://www.2213-12bironsidestreet.com)

**PEACE, PRIVACY & UNIQUENESS!**  
5 Bedroom, 4 Bath  
1,891 Sq.Ft 4 Level Split  
**\$519,900**

[www.4320-43street.com](http://www.4320-43street.com)

**IMMACULATE HOME, IMPRESSIVE UPDATES!**  
5 Bedroom, 3 Bath  
1,283 Sq.Ft. Bungalow  
**\$369,900**

[www.432560aavenue.com](http://www.432560aavenue.com)

**POSITIVE CASH FLOW INVESTMENT!**  
2x3 Bedroom, 1 Bath  
2x2 Bedroom 1 Bath  
**\$525,000**

[www.571360Avenue.com](http://www.571360Avenue.com)

**FANTASTIC OPPORTUNITY FOR FIRST TIME BUYER!**  
4 Bedroom, 2 Bath  
850 Sq.Ft. Bungalow  
**\$224,900**

[www.594260avenue.com](http://www.594260avenue.com)

**IMMACULATE MOVE IN READY HOME, EXCELLENT QUIET LOCATION!**  
2 Bedroom, 2 Bath  
660 Sq.Ft. Half Duplex  
**\$214,900**

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**MODERN HOME AND EXCELLENT LOCATION!**  
3 Bedroom, 3 Bath  
2,295 Sq. ft. 2 Storey  
**\$534,900**

[www.497960Avenue.com](http://www.497960Avenue.com)

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Call or Text  
**403.357.8087**

**Century 21**

**Advantage**



Century 21 Advantage

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**4932-47 Street, Mirror, AB**

Court of Queen's Bench Foreclosure! Cute home located on a quiet street in Hamlet of Mirror! Large lot 75x120 is partially fenced and private! Home was built in 1915 has an addition, single detached garage and work shop at the back. Nicely set pup house with open floor plan, 2 bedrooms & one bathroom. Only pre qualified buyers. Call for details Today!

**#141 Valley Ridge Estates**

Perfect location just 3 km north of Red Deer on C&E Trail! Located in nice acreage community Valley Ridge Estates. Former show home has a lot of unique features. It comes with 5 bedrooms, 3 bathrooms and theatre room! There is 2 decks back and front, 3 poe garage and fenced back yard for small children or a dog. Circular paved driveway, curbs, over 150 trees were planted, call for details Today!

**6307-69 Street**

This double wide mobile is located on the edge of the park on a larger, private lot. Built in 1975 had 3 bedrooms that were changed into 2 bedrooms and 2 bathrooms. Long list of renovations include: paint, flooring, Light fixtures, Kitchen, Bathroom, 2 windows, eves, fascia. It comes with covered deck, shed and small work shop. Call for details before this gem is gone!

**51 Patterson Crescent**

Location Location! Welcome to Pines! Perfect for investor or someone who would like to add some personal touches into the home! HUGE LOT 60x155, detached double garage, 3 bedrooms up and 2 bedrooms and 2 bedrooms down plus roughed in bathroom. Basement is partly finished with a lot of possibilities. Updates include, freshly painted cabinets, Shingles, deck, some windows & doors.

**18 McKinlay Crescent**

What a gem! In desirable Willow Ridge in Lacombe is located this good-looking home! Priced well for a quick sale! Ready to move in bi level is fully finished and has a double detached garage at the back. Full appliance package, shed plus long list of upgrades! U shaped kitchen with lots of counter space, perfect for those who love to cook. Call Today before someone else will buy it!

**Gorgeous Acreage**

Only 10km from Innisfail! 2001 Year old 2100 sq. ft. majestic 2 storey! Long list of upgrades in this home! 4 bedrooms 3 bathrooms, walk out basement, almost 16 acres, 2 detached double, garages- sold as is, shop frame, traveled driveway. Privacy, beautiful views and serenity surrounds it all! Don't miss it! Call Today!

**28441 HWY 596**

Beautiful acreage just minutes from Red Deer on the paved road! Located next to newer subdivision but private and peaceful at the same time. 2.08 Acres are surrounded with mature trees. You will find it very spacious. Each room in this house is extra sized! 3 poe detached garage 3 storage sheds for those extras plus a green house. Call for more details.

**28441 HWY 596**

Beautiful bi-level located in the newer part of Johnstone Park! This large home will accommodate a big family. 5 large bdrms, 3 baths. Det'd dbl garage that is insulated & heated, garden & large storage shed. Bmt has separate walkout entry & it is roughed in for a wet bar/kitchen. There is a laundry room upstairs & hookups in utility room for another set. Nice covered deck will keep you dry in rainy days! A must see, call for more details.



Check for 21 Photos & Videos at [www.ashachimiuk.com](http://www.ashachimiuk.com)  
[www.Asha.Chimiuk.RealtyFanPage.com](http://www.Asha.Chimiuk.RealtyFanPage.com)



Century 21 Advantage

**HAPPY** *Holidays*  
TO OUR FRIENDS,  
NEIGHBORS AND CLIENTS

**The Consider It Done Team!**



Kim Fox Jay McDouall Hilary Rosebrugh Christine Bourke Janice Resch

403.346.0021

[www.consideritdone21.ca](http://www.consideritdone21.ca)





# Happy New Year!

to all of our  
valued clients  
and readers



YOUR **HOUSE**  
YOUR **HOME**



## Bett Portelance 403-307-5581



**61 SELKIRK BLVD**

1096 SQ FT BUNGALOW  
2 BDR, 2BATH  
26X24 DETACHED GARAGE



**#435, 6 MICHENER BLVD**

SIERRAS AT MICHENER  
1008 SQ FT CONDO  
1BDR, 1DEN, 2 BATH



I would like to take this opportunity to Wish Everyone a Very Merry Christmas and All the Best in the New Year

**HELPING YOU MAKE THE RIGHT MOVE**

**bett.portelance@century21.ca**  
**www.BettPortelance.com**



## Advantage 21 photos of every property

## Parkland Mall, Red Deer



**Bob Wing**  
**403-391-3583**



### COZY WEST PARK STARTER!

Charming, one level bungalow: nice location, well kept, 3 bedrooms, oak country kitchen with bay window, big yard, attractive deck, garage, RV parking **\$242,500.**

Call/Text **BOB WING** today (403) 391-3583

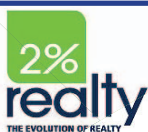


### CLOSE TO THE COLLEGE!

Bright, clean, end unit townhouse with 3 bedrooms, 4 appliances, 2 parking stalls and quick possession. Close to Kin Canyon, Bower Mall, bike paths, the college, and transit. - **only \$137,900**

Call **BOB WING** today (403) 391-3583

Say, "I saw it in <sup>YOURHOUSE</sup> YOUR **HOME**



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**BARB MUNDAY**  
403-598-7721



**CHARLENE MILLER**  
403-598-5388



**LARRY HASTIE**  
403-550-3984



**WENDY HAYES**  
403-350-7555



**SANDY BURTON**  
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**DALE HOWE**  
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**ONTRACK REALTY**  
 UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER  
[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)  
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 promises,  
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 keep us <sup>TM</sup>

**\$369,900****THIS IS A GREAT FAMILY HOME****25 KINGSTON DRIVE, RED DEER**

This is the best price for an immaculate 4 Level Split w/Walk-Out off 3rd level. Features gas fireplace, vaulted ceilings, 4 bdrms, 3 baths, large country kitchen, quality oak finish, enclosed sunroom, att heated garage.

**Call DALE 403-302-3107**

*Wishing all my Clients  
 and Friends a Very Merry  
 Christmas and all the  
 best you in the New Year!*

*I thank you all for your real  
 estate business in the past  
 years and I look forward to  
 serving you in the future.*

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"**

## The Real Estate Guide Moving Checklist

*Whatever your  
 destination,  
 have a safe  
 move and enjoy  
 your new home.*

**Because moving to a "dream home"  
 shouldn't seem like a "nightmare."**

**ONE MONTH BEFORE**

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

**TWO WEEKS BEFORE**

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Service your car - especially if travelling a distance and/or moving to a new climate.
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.
- ✓ If you're planning to stop over-night, make reservations for accommodations.

**ONE WEEK BEFORE**

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Pick-up dry cleaning, if necessary.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)
- ✓ If moving into a pre-owned home, change the locks on all the doors.

**MOVING DAY!**

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind. Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.
- ✓ Make sure the telephones are working.

**Can you picture  
yourselves  
in a new home?**



YOUR **HOUSE**  
YOUR **HOME**

**403-347-9474**

Email Tanis at [tanis.mcouat@yourhouseyourhome.ca](mailto:tanis.mcouat@yourhouseyourhome.ca)

**LET US HELP YOU FIND YOUR NEW HOME**





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**NEW LISTING!**

\$186,900

322-56 Carroll Crescent

**ANOTHER TERRIFIC VALUE** suite in Legacy Estates. 2 bedroom, 2 bathroom, with a large handicap underground parking stall, plus a top floor view of the

garden patio area... 60 Plus building. You must see this suite. **Ivan Busenius** 403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)



\$224,900

#37 - 33 Donlevy Avenue

**PERFECT TWO-STOREY CONDO** Located on the desirable southeast side. 2 bdrms, two baths, open concept, fireplace, bonus room, fenced yard, includes ALL appliances.

Shows like new. This one is the complete package! Call Today!

Call **Michelle Langelaar** 403-896-7355



**NEW LISTING!**

\$355,000

439-6 Michener Blvd.

**THE ULTIMATE SUITE** In Sieras of Michener- Top floor corner unit facing west, this 2 bedroom 2 bath suite is the best in the building. You want to call for a viewing

of this immaculate unit. Call me now for details. **Ivan Busenius** 403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)



\$389,000

35 Revie Close

**CLASSIC 2 STOREY**

with 3 bedrooms up and 1 down, master has huge ensuite, excellent location, hardwood floors, fireplace, large front attached garage – great family home!! Fully fenced and landscaped and the hot tub stays.

Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit [www.timmale.com](http://www.timmale.com).



\$325,900

85 Coachman Way

**ALMOST NEW BI-LEVEL**

with 3 bedrooms on the main floor! Hardwood floors, maple cabinets, pantry, and plenty of

counter space. The master bedroom has a 4pce ensuite, and there is a large undeveloped basement. The yard is fully fenced and landscaped and a quick possession is available! Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit [www.timmale.com](http://www.timmale.com).



\$339,900

36 Ing Close

**IMMACULATE** Moving in with no maintenance required!! This home is fully developed with upgrades and features such as infloor heat, new SS appliances, double heated

garage and more! Must see in this price range – excellent location! Call **Barb McIntyre** at 403-350-0375 or visit [www.barbmcintyre.ca](http://www.barbmcintyre.ca).



\$384,900

34 Donald Close

**CELEBRATE THE NEW YEAR**

In this modern upgraded home in move in condition! Homes like this are hard to come by! Many outstanding features here – fully developed on a large lot with

green space out front!! A pleasure to show! Call **Barb McIntyre** at 403-350-0375 or visit [www.barbmcintyre.ca](http://www.barbmcintyre.ca).

*From our home to yours, wishing you a very Merry Christmas with the gift of good health and happiness in the coming New Year!*



Barb McIntyre and family



Michelle Langelaar  
403.896.7355



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**Time for a real house?**

YOUR HOUSE

YOUR

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