

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 10, 2018

Central Alberta's  
**OPEN HOUSE  
LISTINGS**  
inside



**OPEN HOUSE:** *Saturday, August 11, 1:00 - 3:00 pm*

**31 Agnew Close,  
Red Deer**

**32X46 SHOP + RV PARKING**

5 bedroom 3 bathroom  
walkout bilevel on pie lot!

**\$759,900**

*For further info on this multiple listing service home, see page 5  
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**



**OPEN HOUSE SUN. AUG. 12, 2-4 PM**

**187 MORRIS COURT**  
 Large modified bi-level located in the heart of Blackfalds features four bedrooms and 3 bathrooms. Modern design with neutral colours.



**5816 65 STREET #14**  
 This 1 bedroom updated condo is located in Highland Green. New flooring and paint. Main floor unit offers a patio up front and out back. **Call Alex to view!**



**39215 RANGE RD 284**  
 15 Min to Red Deer and Sylvan Lake. Private acreage! Almost 3 acres, walk out, fully finished home with triple garage. Custom built with loads of great features! **Call Alex**



**96 OAKWOOD CLOSE**  
 Stunning two story home backing onto a green space, walking trails plus a treed reserve. Totally modern design is enhanced with rustic hardwood and granite.



**184 TIMBERSTONE WAY**  
 Fabulous fully fin. 5 bdrm home located in the new Timberstone subdivision of Red Deer. Upper floor incl. great kitchen with stainless steel appliances & much more! **Call Alex!**



**Gerald Doré**  
 403.872.4505

**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.geraldldore.ca](http://www.geraldldore.ca) or call me at (403) 872-4505**



**26 DUFFIELD AVE**  
 1214 sq. ft. custom built, w/4 beds, 3 baths, NB w/walk-in closet/ensuite, A/C, in floor heat, main flr laundry, 22x22 heated oversized garage, new paint, New kitchen appliances, RV parking & open plan with gas 1/2, much more! **MLS#CA0143614**  
**Priced to sell at \$384,900!**



**34 BRIARWOOD CRES, BLACKFALDS**  
 1065 sq. ft. bi-level - Back yard is a piece of paradise! **MLS# CA0142823**  
**Only \$249,900!**



**5830 59A STREET**  
 6 beds, 3 baths many upgrades on the main level of this 1280 sq. ft. bungalow. 2 Non-conforming suites. **MLS# CA0142557**  
**A steal at \$259,900!**



**19 VOISIN CLOSE**  
 Listed below replacement cost! 1565 sq. ft. Executive Bungalow - loaded to the "nines" including triple heated garage! **MLS#CA0142825**  
**Now only \$679,900!**



**125 DUNCAN CRES.**  
 Stunning 2 storey! 4 beds, 4 baths, too many upgrades to list! **MLS#CA0139028**  
**\$479,900**



**28 PAYNE CLOSE**  
 Acreage in the City! Pines. 5 beds, 4 baths to Payne Close - numerous upgrades! **MLS#CA0138178**  
**\$659,900**



**7359 59 AVENUE**  
 Great home at an affordable price! Glendale **MLS#CA0132508**  
**\$249,900**



**Bett Portelance 403-307-5581**



**OPEN HOUSE: SUN, AUG. 12, 2-4 PM**



**12 LYLE CLOSE, SYLVAN LAKE**

1271 SQ FT BI-LEVEL  
 3 BDR, 3 BATH  
 24X22 GARAGE

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# Discreet LED lighting sets the mood



## *Glass fences: enjoy your view safely*

These days, patios and decks are outdoor-living areas that are extensions of the home. They can be enjoyed until late into the evening, especially if the outdoor lighting is designed well. Good lighting is primarily a safety issue, although sconces, floor lamps, recessed lighting and other light sources also give your yard a unique and welcoming atmosphere.

For mood lighting, the trend is towards LED technology. Efficient and environmentally friendly, LED lighting comes in a variety of colours, which makes it easy to create the perfect mood. This technology even allows you to opt for a lighting system that changes colour at will. In other words, you can change the mood to suit the occasion.

However, don't go overboard. Lighting should be discreet and create a soft, cozy atmosphere, much like moonlight would. Consequently, installing lights under chairs or armrests, or on risers, or using them to highlight the patio door or the flower beds, are all great ideas.

Security fences around in-ground pools or decks can be very attractive but they can also spoil a nice view. That is why glass fencing is becoming increasingly popular in backyards.

Highly resistant to shocks and weather, tempered glass fences are as discreet as they are safe and esthetic. They are available in several different models and fit perfectly into the landscape. Above all, they're ideal for creating a yard with a modern, minimalist decor. In addition to offering an unobstructed view of the entire backyard, which traditional safety fences often don't provide, glass fences also allow parents to keep an eye on children playing in the pool.

The glass panels are easy to clean and are installed just above the ground, allowing water and debris to drain away. And they don't require any special maintenance, which you have to admit is a big advantage, right?



# Simple lines and bright colours for the yard



## *A theme for every backyard pavilion*

These days, patios and decks have been transformed into outdoor living rooms. So, if your garden furniture is in need of being replaced, you can breathe new life into your deck by beautifying it with the latest furniture trends.

Two major trends are making their appearance on decks this summer. On the one hand, there's the contemporary look, with clean, straight lines, no ornamentation, high-end materials and narrower structures. The esthetics of the contemporary style involve earthy, neutral colours to create comfort and relax the eyes while you lounge on your patio.

On the other hand, bright colours have never been so popular, so it isn't surprising that they're appearing in yards everywhere this summer. Ruby red, sunshine yellow, apple green and teal: treat yourself to a patio filled with good cheer. You're bound to find something that lifts your spirits among the huge variety of furniture and accessories available in stores this season.

Thematic pavilions, or gazebos, are the talk of the outdoor design world at the moment, whether they're used for relaxing, sporting events, family movie nights or poker games with friends. And they've become popular for good reason. With a roof and optional walls, backyard pavilions are perfect for enjoying summer without having to worry about sudden changes in the weather.

So, just like the kitchen, the living room and games room can now be moved out into the backyard. Thanks to new technologies and the wide variety of furniture and backyard accessories available on the market, modular sofas, cushions, TVs and video games can be set up just as well outside as inside.

You could also make your spa the centerpiece of a peaceful oasis. In fact, the possibilities are endless: chic, Zen, sporty, family oriented, exotic or relaxing. Simply choose a theme you love and create a stylish backyard pavilion that meets all your family's needs.





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**FULLY FINISHED** 4 bedroom, 2 bathroom bungalow with a fenced and landscaped yard. Perfect starter or revenue property **\$189,900**  
**CALL NADINE 342-7700.**



**BRAND NEW** Fully finished 3bdrm/2 full bathrooms, all 6 appliances, fully landscaped, vinyl fencing, NO CONDO FEES!  
**\$249,900**  
**CALL BRAD 342-7700.**



**MOUNTVIEW** Desirable location for this fixer upper or infill lot. 5 bedroom/2 bath bungalow **\$259,900** **CALL BRAD 342-7700.**



**PERFECT FAMILY HOME** Be the 1st to live in this 3 bdrm, 3 bath 2 storey, built by Asset Builders. South facing backyard **\$314,900**  
**CALL NICOLE 342-7700**



**BRAND NEW** 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$329,900**  
**CALL BRAD 342-7700.**



**SYLVAN LAKE** Bungalow backs onto park, updated fully finished 3bdrm/3 bath main floor laundry. **\$359,900**  
**CALL NADINE 342-7700.**



**IMMEDIATE POSSESSION** Brand new 3bdrm/3bath with stainless appliances, laminate flooring, upstairs laundry, 10 yr warranty Penhold **\$366,900**  
**CALL BRAD 342-7700.**



**WESTPARK MONEY MAKER** Fully renovated 2bdrm 2 bath up bungalow w/ completely separate 2 bdrm, 1 bath suite, dbl detached garage, backing onto playground. Perfect to live upstairs, or rent full home! JUST REDUCED TO **\$379,000** **CALL NICOLE 342-7700.**



**LEGAL UP/DOWN DUPLEX IN INGLEWOOD** Main floor, 3 bed, 2 bath. Bsmt suite 2 bed, 1 bath. **\$394,900**  
**CALL JENNIFER 342-7700.**



**LAREDO** July possession Brand new 3bdrm/3 bath 2 storey with bonus room, upper floor laundry, quartz countertops, vinyl plank flooring, 4 stainless appliances, undeveloped basement 10 year new home warranty **\$549,900**  
**CALL BRAD 342-7700.**



**BUILDER SAYS SELL THE SHOWHOME!** 3 bdrm, 3 bath 2 Storey Family Home in Laredo, w/ vinyl fenced yard, upgraded stainless appliances, walk thru pantry, storage lockers, bonus room, blinds, large garage & more! Priced @ less than appraised value, only **\$559,900** **CALL NICOLE 342-7700.**



**BACKING ONTO THE POND** Sophistication & Serenity in this 2199 sqft home, w/ 4 bdrms on main, 3 baths, upper floor laundry, built in office, fireplace, covered deck & more. This Showhome can have immediate possession! **\$664,900.** **CALL NICOLE 342-7700.**



**NEW PRICE** Location Location! 80 acres 5 mins south of Red Deer. 1893 sq ft Bungalow + loft 3bdrms/3baths. Detached shop, mountain view **\$1,399,900**  
**CALL NADINE 342-7700.**

## OPEN HOUSES

### THIS WEEK



**OPEN HOUSE SAT., 1-3**  
**31 AGNEW CLOSE, RED DEER**  
**32X46 SHOP** on pie lot with 5bdrm/3bath walkout blevel. Total pkg great location in Anders **\$759,900**  
**CALL NADINE 342-7700.**



**OPEN HOUSE SAT., 1-3**  
**16 DURIE CLOSE, RED DEER**  
**2 GARAGES & RV PARKING** HUGE PIE LOT on this quiet close, sits this Beautiful 2 storey, 4 bdrms, 4 bath Executive home, w/ tons of upgrades & huge yard for all your Toys! **\$689,900** **CALL JENNIFER 342-7700.**



**OPEN HOUSE SUN., 1-3**  
**23 LOCKWOOD AVE, RED DEER**  
**4 BDRM/2 BATH** with a detached garage in great location close to schools. Air conditioning working in floor heat plus more **\$309,900** **CALL JENNIFER 342-7700.**



Being a victim of theft — or a home invasion — is a horrifying experience that we all want to avoid at all costs. Fortunately, several options exist to discourage thieves from breaking into your home. Here are four that can help you feel more safe and secure.

### 1. Alarm systems

Home security alarm systems are increasingly sophisticated and accessible. In fact, homeowners can now protect their property remotely and at any hour of the day or night by using “smart” surveillance cameras and motion detectors. Such devices can be connected to security company switchboards or even to the homeowner’s Wi-Fi connected tablet, phone or computer.

The latest alarm systems typically include:

- Fire detectors
- Window breakage detectors
- Water leak detectors
- Carbon monoxide detectors
- Lighting control
- Thermostat control

- Notification of the locking and unlocking of doors

Tip: be sure to choose a recognized professional to install and maintain your alarm system. Ask family or friends for references or consult consumer protection organizations to find the right people for the job.

### 2. Burglar-proof windows

To discourage thieves from targeting your home, consider replacing your windows with high-security models fitted with reinforced glass. These windows

are incredibly resistant and are effective as a deterrent to thieves, who will most likely want to try their luck somewhere else. Check with local window manufacturers and installers to find out more.

### 3. Antitheft locks

Cheap locks can be easily picked by thieves, even inexperienced ones. In other words, your possessions aren’t necessarily protected when you lock your doors before leaving home. Several reputable companies (Medeco, Abloy, Mul-T-Lock, Corbin and Ilco) have developed high-end locks that sell from around \$200. Here are a few examples:

- Key control locks
- Double-cylinder deadbolt locks
- High-security rotary disk locks
- Code (or combination) locks
- Fingerprint locks
- Locks controlled via a Bluetooth system

Check with locksmiths in your area to find a suitable model that will deter thieves.

### 4. Reinforced doors

There are several ways you can make your doors more secure. You could, for example, add an additional lock to your front door or block the sliding mechanism of your patio door with a metal rod.

Door manufacturers also use such materials as burglar-proof glass, steel and composite to reinforce some of their models. Check with the specialized companies in your area and improve your home security before — not after — your home is broken into.



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COMMISSION RATE"**

### FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD

**\$499,900****NEW  
LISTING!**

#### **31 IRVING CRESCENT**

Backing onto school park and ball diamond. A great place for kids to play. Features an open floor plan with 4 bdrms, 3 full baths (jet tub), hardwood floors, a large family room, media room, underslab heat, 25x25 heated garage.

### FULLY DEVELOPED FAMILY HOME IN DAVENPORT!

**\$349,000****REDUCED!****OPEN  
HOUSE****SUNDAY, AUG 12,  
1:30-4:00 PM**

#### **80 DEMPSEY STREET**

Fully dev. bi-level features 4 bdrms & 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space & pantry, with large dining area. Bsmt finished has a large family room, 2 bdrms, 4 pce bath and underslab heat. 24 x26 heated garage with 10' ceiling.

### UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!

**\$124,900****NEW LOW  
PRICE!**

#### **#10 - 7 STANTON STREET**

Immediate possession for this 2 bdrm condo unit. Has a large walk-in closet off the master, spacious living room, laminate flooring thru-out, upgraded kitchen cabinets, all appliances included, & in-suite laundry. East facing balcony.

### SCENIC ACREAGE ON PAVEMENT WITH A PRIVATE SETTING

**\$529,900**

2.73 acres with a 1320 sq ft 3 bdrm 2 bath upgraded and remodelled bungalow. Has a 24x24 garage and a 40x50 shop. 24 min to RD, 8 min to Bowden, 14 min to Innisfail.

**Directions: 8 miles East of  
Bowden on Highway 587.**

## Cacti add spice to your decor

If you don't really have a green thumb but still love plants, you may be ready to appreciate the cactus as a houseplant. You don't have to have a Southwestern decor to enjoy cacti; there are many attractive varieties that require very little care.

### Caring for your cactus

Cacti need lots of light and will only thrive if you place them in your home's sunniest, brightest spots. Accustomed to surviving extreme drought conditions, your cactus will require very little water and fertilizer. From time to time, remove any dust buildup on its stems with a soft-bristled brush in order to keep it looking beautiful with clean spines and a glossy skin. Just be careful not to prick yourself!

### Colourful flowers

Many cacti species produce splendid colourful flowers in spring. If you want to treat yourself to a flowering cactus, be sure to buy it when it's in bloom. That way, you won't be in any doubt as to the maturity of the plant and its ability to flower.

### The prickly pear cactus

Originally from Mexico, the prickly pear cactus is a particularly interesting species. It produces a delicious, edible fruit called cactus pear or Barbary fig. Like other cacti, its skin is covered with tiny invisible spines that are very difficult to remove. Moreover, prickly pear seed oil is considered one of the most expensive and precious in the world. Are you tempted to grow one yourself?



# YOUR HOUSE YOUR HOME

## SERVICE DIRECTORY



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Central Alberta's  
**OPEN HOUSE  
LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



## ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME SERVICE DIRECTORY

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or for advertising space!*

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# YOUR HOUSE YOUR HOME





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, AUGUST 11

### RED DEER

31 Agnew Close .....	1:00 – 3:00 pm .....	Nadine Marchand .....	ROYAL CARPET REALTY.....	342-7700.....	\$759,900.....	Aspen Ridge
16 Durie Close.....	1:00 – 3:00 pm .....	Jennifer O'Shea .....	ROYAL CARPET REALTY.....	342-7700.....	\$689,900.....	Davenport
81 Rupert Crescent .....	2:00 – 4:00 pm .....	Blake King .....	CENTURY 21 ADVANTAGE.....	350-7672.....	\$347,900.....	Rosedale Estates
68 Carter Close .....	1:00 – 3:00 pm .....	Kim Fox .....	REMAX .....	506-7552.....	\$650,000.....	Clearview Ridge
15 Inglis Crescent .....	1:00 – 2:00 pm .....	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$369,900.....	Inglewood West

### SATURDAY, AUGUST 11

### OUT OF TOWN

27240 TWP Rd 392 #215 ...	2:00 – 4:00 pm .....	Len Parsons .....	REMAX .....	350-9227.....	\$525,000.....	Red Deer County
5 Parkridge Crescent .....	2:00 – 4:00 pm .....	Mitzi Billard.....	REMAX .....	396-4005.....	\$539,900.....	Blackfalds

### SUNDAY, AUGUST 12

### RED DEER

41 James Street .....	1:00 – 3:00 pm .....	Allan Melbourne .....	REMAX .....	304-8993.....	\$284,900.....	Johnstone Park
80 Dempsey Street.....	1:30 – 4:00 pm .....	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$349,000.....	Davenport
19 Densmore Crescent .....	2:00 – 4:00 pm .....	Hilary Rosebrugh .....	CENTURY 21 ADVANTAGE.....	358-2691.....	\$344,900.....	Deer Park Estates
90 Osmond Close .....	2:00 – 4:00 pm .....	Len Parsons .....	REMAX .....	350-9227.....	\$609,900.....	Oriole Park
144 Inglewood Drive.....	1:00 – 3:00 pm .....	Mitzi Billard.....	REMAX .....	396-4005.....	\$374,900.....	Inglewood West
2 Savoy Crescent.....	2:00 – 4:00 pm .....	Natalie Schnell .....	SUTTON LANDMARK REALTY .....	391-6422.....	\$714,900.....	Sunnybrook
23 Lockwood Avenue .....	1:00 – 3:00 pm .....	Jennifer O'Shea .....	ROYAL CARPET REALTY.....	342-7700.....	\$314,900.....	Lancaster Meadows
212 Lampard Crescent.....	2:00 – 4:00 pm .....	Blake King .....	CENTURY 21 ADVANTAGE.....	350-7672.....	\$599,900.....	Lancaster Green
107 Jenkins Drive .....	1:00 – 3:00 pm .....	Ed Katchur .....	MAXWELL REAL ESTATE SOLUTIONS .....	506-7171.....	\$237,000.....	Johnstone Park
109 Boyce Street .....	1:00 – 3:00 pm .....	Barb McIntyre .....	REMAX .....	350-0375.....	\$299,900.....	Bower North

### SUNDAY, AUGUST 12

### OUT OF TOWN

187 Morris Court .....	2:00 – 4:00 pm .....	Alex Wilkinson .....	ROYAL LEPAGE NETWORK .....	318-3627.....	\$419,900.....	Blackfalds
34 Briarwood Crescent .....	2:00 – 4:00 pm .....	Gerald Dore .....	ROYAL LEPAGE NETWORK .....	872-4505.....	\$249,900.....	Blackfalds
35 Taylor Drive .....	2:00 – 4:00 pm .....	Simona Tantas .....	MAXWELL REAL ESTATE SOLUTIONS .....	396-5192.....	\$400,000.....	Lacombe
12 Lyle Close.....	2:00 – 4:00 pm .....	Bett Portelance .....	ROYAL LEPAGE NETWORK .....	307-5581.....	\$497,900.....	Sylvan Lake



Find your  
**dream**  
**house**  
this  
weekend!

# Underfloor heating is the ultimate in comfort



In Canada, we all know that it's no fun having to walk barefoot on a cold floor during your nightly trip to the bathroom. If you dream of being able to walk around your home without having to bother putting on a big pair of slippers, why not have underfloor heating installed?

## Guaranteed comfort

Underfloor heating usually works with an electric radiant system. This type of heating has several advantages in terms of comfort and energy savings. When a room is heated with an underfloor system, the ambient temperature is the same from floor to ceiling. In addition, all the heat doesn't escape when you open the door of the room.

## Floorings

For maximum efficiency, choose ceramic tiling or natural stone. These are ideal for storing and re-

distributing heat. That said, the compatibility of other floorings varies depending on what type it is. So before installing underfloor heating, check with the retailer to make sure the flooring you're considering will perform efficiently. Also, keep in mind that the job of connecting the heating system to your electrical circuit should be done by an electrician.

## Here are just a few of the benefits of underfloor heating:

- The system is completely invisible.
- It doesn't require any form of maintenance.
- It's silent and doesn't vibrate.
- It doesn't spread dust or germs.
- It doesn't dry the air the way other systems do.
- It uses up to 25 per cent less energy than regular electric baseboards.





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**15 Inglis Crescent**  
**INGLEWOOD WALKOUT!**  
Excellent 4 bedroom bi-level, 3 full  
baths with vaulted ceilings, 3 sided  
FP, MF laundry, 21x26 heated  
garage, RV gate, plus fruit trees!



**139 Donnelly Crescent**  
**ENERGY EFFICIENT!**  
Meticulously well maintained with  
4 bedrooms, 3 baths, upgraded  
over the years, 24x24 garage, RV  
parking & beautifully landscaped.



**1310 Lucina Street**  
**PENHOLD STARTER HOME**  
Well maintained, 2 bedroom,  
2 bath raised bungalow, large eat-in  
kitchen, jet tub, AC, big fenced  
yard with RV parking and more

**For details - call or text BOB WING today! (403)391-3583**

# Three reasons to opt for a multigenerational home



With the changing demographics in North America, multigenerational homes have become an attractive housing option for many families. With an aging population and the fact that children are living with their parents for longer periods of time, there is now a market for homes that feature independent-living areas. Here are three reasons you might want to consider this option.

1. If your goal is to keep your family close by, this type of housing has two separate dwellings. This allows all its residents to maintain their own living space and privacy.

2. The exchange of services is one of the main reasons people like living in multigenerational homes. For example, a couple with young children whose grandparents live in an adjacent

apartment benefit from having trusted child carers close by. In return, an older person who needs care can count on the compassionate presence of a loved one when necessary. Thus, the intergenerational approach, in addition to being a guarantee of security, helps seniors maintain their independence.

3. Another advantage of a multigenerational home is being able to share mortgage payments. A young couple with no savings has easier access to the property market by choosing to live in a housing unit with the parents of one of the spouses.

Think long and carefully before choosing to live in a multigenerational home. Everyone concerned has to be motivated to maintain a climate of respect and mutual help on a daily basis.

# Lofts as inspirational living spaces



In the real estate world, the term “loft” is often mistakenly used to describe all sorts of different housing. So why not take a few moments of your time to explore this unique type of accommodation and sort the fact from fiction.

By definition, lofts are apartments in buildings that have changed vocation. In other words, they’re found in old factories, warehouses, workshops and even in old churches and chapels. Since they don’t have any wall divisions, lofts have a completely open floor plan. In addition, lofts often come with huge windows, allowing natural light to flood the space.

The esthetic appeal of lofts is that they re-

tain architectural elements from their previous function, such as metal beams, vaulted ceilings or raw materials (concrete, barn wood, etc.). Lofts are much appreciated by creative types and young professionals and are also inspiring places for interior decorators. Since all areas of the apartment are visible at one glance, the challenge is to create an integrated, harmonious atmosphere.

Given the impressively high ceilings of most loft spaces, it’s quite common for a mezzanine to be built into them. Enhanced by a beautiful custom-made staircase, this kind of addition allows the owner to benefit from extra living space.



# Ask Charles

***I'm selling my home. I accepted a buyer's conditional offer, they didn't waive their conditions by the deadline - and now my real estate agent says I have to return their deposit. I thought, as the seller, I'd keep their deposit. Why do I have to refund it?***

When a buyer writes a conditional offer, it generally means they're serious about purchasing a property, but they want a bit of time to do some due diligence. Sometimes their purchase conditions will include the ability to get a mortgage (financing condition), satisfactory home inspection, or maybe a review of condominium documents. They provide a deposit to show some level of commitment to the purchase.

If a buyer waives their conditions and then doesn't proceed with the purchase, the seller typically gets to keep the deposit (subject to the agreement with their listing real estate agent). In such a case, the buyer's deposit will provide some financial compensation to a seller who may have already purchased a new property and now needs to find a new buyer for their home.

However, if a buyer doesn't waive their conditions, their deposit will be returned to them. Remember that the conditional offer was just that, it was conditional on certain criteria. At that point in the process, the buyer has committed to buying your property only if other aspects of the transaction check out.

That being said, a buyer should not be walking away from their



conditional purchase "for any reason." It should be based on one of the conditions they included in their offer. Buyers are expected to use reasonable efforts to satisfy their conditions and not doing so could lead to legal issues.

For example, if a buyer included a home inspection condition, never scheduled a home inspection, and didn't waive their home inspection condition, therefore not proceeding with the purchase - that could create a legal issue for them. If they didn't even schedule a home inspection, a seller may be able to make a legal case that the buyer didn't use reasonable efforts to satisfy their conditions, and therefore, the deposit shouldn't be returned to them.

Your real estate agent may be able to give you some information on what "reasonable ef-

forts" include, but otherwise, this is a legal issue and you should seek legal advice.

Conditional offers should be made in good faith; buyers should use reasonable efforts to satisfy their conditions. If you believe your potential buyer did not do so, and you have proof, you can talk to a lawyer. In the absence of that, though, the deposit is returned to the buyer.

*"Ask Charles" is a question and answer column by Charles Stevenson, Registrar with the Real Estate Council of Alberta (RECA), [www.reca.ca](http://www.reca.ca). RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email [askcharles@reca.ca](mailto:askcharles@reca.ca).*



**RE/MAX**  
real estate central alberta  
4440 - 49 ave., red deer  
403.343.3020

### 5 PARKRIDGE CRES., BLACKFALDS



**FORMER SHOW HOME**  
Fully developed 5-bed, 4-bath, 2-Storey with bonus room above garage, theatre room, gas fireplace, tons of upgrades, large fenced yard and double attached & double detached garages. **\$539,900**

**OPEN HOUSE SAT, AUG. 11,  
2:00 - 4:00 PM**

### 144 INGLEWOOD DRIVE



**FULLY DEVELOPED**  
4-bed, 2-bath bungalow with gas fireplace in family room and heated double attached garage on a huge South facing, fully landscaped lot with lots of room for RV parking. Roofing recently replaced. **\$374,900**

**OPEN HOUSE SUN, AUG. 12,  
1:00 - 3:00 PM**

Give *Mitzi Billard* a call to set up a personal viewing of these properties



**Ivan Busenius**  
**403.350.8102**  
**RE/MAX** real estate  
central alberta  
4440 - 49 ave., red deer • 403.343.3020

**NEW LISTING!**

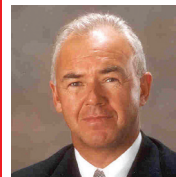


**#66 Horizon Village | \$289,900**  
**IMMACULATE ADULT HOME IN HORIZON VILLAGE** Fully developed with so many upgrades including electrical, kitchen, bathrooms, paint, garden doors. This is one 50 plus home you must see for the price.

**NEW LISTING!**



**On Highway 11 | \$990,000**  
**32 ACRES HWY FRONTAGE ON HWY 11** between Red Deer and Sylvan with a 10,000 sq. ft. building with 5 huge overhead doors. Approval in place for RV storage site ... this Has HUGE potential...



**Len Parsons**  
**403.350.9227**  
**RE/MAX** real estate  
central alberta  
4440 - 49 ave., red deer • 403.343.3020



**OPEN HOUSE SUN, AUG. 12, 2-4 PM**

**90 Osmond Close | \$609,900**  
**PRICE REDUCED!** Great value in this totally renovated 4 bed, 4 bath two story situated on a beautiful treed lot backing on park and facing a green space.  
**Your host, Len Parsons, 403-350-9227**



**OPEN HOUSE SAT, AUG. 11, 2-4 PM**

**27240 Twp Rd 392 #215 | \$525,000**  
**GREATLY REDUCED!** 2 acres 1500 sq. ft. home 4 beds, 3 baths, 26x30 att. garage + 30x60 fin. shop on pavement mins to Red Deer. North on C & E Trail to Valley Ridge Estates  
**Your host, Len Parsons, 403-350-9227**

## Moving Checklist

### 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).
- ✓ 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.

### ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ 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.)

### 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.





**Lori Loney | 403.350.9700**

**Tim Maley | 403.550.3533**

**Al Sim | 403.391.1771**

**RE/MAX®**

**Real Estate Central Alberta**

**4440 - 49 Avenue, Red Deer  
403.343.3020**

**\$154,900**



**#213 56 Carroll Crescent**  
1 bed plus den 60+ condol Very safe & quiet building,  
many amenities, in suite laundry and large bright kitchen!  
**Call Tim Maley 403-550-3533**

**\$244,900**



**113 Rupert Crescent**  
3 bedrooms upstairs  
Detached double garage  
**Call Lori Loney 403-350-9700**

**\$249,500**



**48 Anders Street**  
Great location in Anders! It needs some updating, but this 4  
bed bungalow has double det. garage & offers great potential!  
**Call Tim Maley 403-550-3533**

**\$249,900**



**#201, 3615-51 Avenue**  
2 Bedroom + Den, 2 Baths, close to  
Hospital, College, Downtown  
**Call Lori Loney 403-350-9700**

**\$399,900**



**11 Fulmar Close**  
4 bedroom Bungalow  
RV Parking  
**Call Lori Loney 403-350-9700**

**\$417,000**



**4746 Aspen Lakes Blvd**  
Be the first to live in this brand new Eagle Ridge home in  
Blackhills! 3 beds, quartz counter tops, ensuite, nice open layout  
**Call Tim Maley 403-550-3533**

**\$479,900**



**97 Portway Close**  
4 bedroom Walk-Out 2 Storey  
2nd floor Laundry  
**Call Lori Loney 403-350-9700**

**\$539,000**



**26 Lowden Close**  
1951 Sq Foot 2 Storey  
4 Bedroom  
**Call Al Sim 403-391-1771**

**\$599,900**



**203 Township Rd 384, Red Deer**  
1.34 Acres,  
4 Bedrooms  
**Call Al Sim 403-391-1771**

**\$600,000**



**86 Oaklands Crescent**  
2 storey with bonus room,  
walk out basement.  
**Call Lori Loney 403-350-9700**

**\$749,900**



**6252 Cronquist Drive**  
Nearly 1 acre of land backing onto Red  
Deer river with open concept home  
**Call Tim Maley 403-550-3533**

**\$849,900**



**54 Veronica Close**  
1760 Sq Ft Bungalow  
5 Bedrooms  
**Call Al Sim 403-391-1771**

## Why use a Realtor?

### Your Realtor can help you negotiate

There are many 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.



LISA  
SUAREZ  
REALTY TEAM

ROYAL LEPAGE

Royal LePage Lifestyles Realty

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www.familyfriendlyhomes.ca

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**LISA SUAREZ**  
Realtor®

**Protecting Your Best Interests**  
**403-782-3171**



Lacombe

#105-4801 54 ST

**\$244,900**

MLS #CA0137079



Lacombe

5627 53 AVENUE

**\$289,000**

MLS CA#0115290



Lacombe

5706 48 AVENUE

**\$295,000**

MLS CA#0133683



5.98 Acres

41512 RANGE RD 255

**\$299,900**

MLS CA#0112748



Lacombe

5628 55 AVENUE

**\$339,000**

MLS CA#0135329



Lacombe

21 IRON WOLF BLVD

**\$339,900**

MLS CA#0116785



19.99 Acres

422013 RANGE ROAD 20

**\$349,585**

MLS CA#0119996



Lacombe

6 TALISMAN CLOSE

**\$384,000**

MLS CA#0110990



Lacombe

50 METCALF WAY

**\$385,000**

MLS #CA0137



Lacombe

16 PETTICOAT LANE

**\$399,900**

MLS CA#0138596



Lacombe

98 HATHAWAY LANE

**\$435,000**

MLS CA#0119722



Ponoka

4011 39 STREET

**\$459,900**

MLS CA#0120181



Wolf Creek Estates

29 CREEK ROAD

**\$499,000**

MLS CA#0143025



Lacombe

204 SAND BELT DRIVE

**\$598,900**

MLS #CA0138190



4.52 Acres

2 GREYSTONE WAY

**\$675,000**

MLS CA#0114562



Lacombe

96 BURBANK CRESCENT

**\$848,000**

MLS CA#0133689



Ponoka

7 MORNING MEADOWS DR

**\$1,185,000**

MLS CA#0118644



Lacombe

42 METCALF WAY

**\$450,000**

MLS #CA0137549



Lacombe

20 WESTVIEW DRIVE

**\$530,000**

MLS #CA0141108



Lacombe County

40130 RANGE ROAD 262

**\$1,099,000**

MLS #CA0140783