

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 24, 2018

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

**424035 Range Road 254,
Rural Ponoka County**

COUNTRY LIVING AT ITS FINEST!

2361 sq. ft. bungalow with triple car garage on 4.32 acres, located on pavement within a few minutes of Ponoka. It has one level living plus an attached suite for guests or caregivers!

\$635,000 MLS CA0142813.

For further info on this multiple listing service home, see page 16 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Gerald Doré

403.872.4505

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldldore.ca or call me at (403) 872-4505



**2 RECREATIONAL LOTS
AT PINE LAKE**

41 and 45 at Whispering Pines in Phase 2 - at the Golf Course near the lake!

\$54,900 Each!



4233 40A AVENUE

1000 sq. Ft 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard.
MLS CA0145945

Only \$274,900!



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#CA0145569

**Priced to sell!
\$459,900**



7359 59 AVENUE

Great home at an affordable price! Glendale
MLS#CA0132508

\$244,900



Rick Burega

403.350.6023



\$315,000

**OPEN HOUSE SAT 1-3 PM
#312, 300 SUNNYSIDE PLACE**

Beautiful Gull Lake, Near the Golf Course! Year round cottage on a treed lot. Vaulted ceilings, knotty pine floors, huge sunroom and wraparound deck. Workshop & bunkie. Very cute!



\$389,900

Just Step In and Enjoy!

Fully restored four season cabin. Beautiful property. Covered decks, bunkie, 14'x40" tandem garage.



\$395,000

Affordable Acreage Living

Large 1920 sq. ft. bungalow, all on one floor. Double heated garage, work shop, 4.62 acres. Mature trees, quiet and private.



\$469,900

**OPEN HOUSE SUN 1-3 PM
10 GREENWAY STREET**

New Price! Plenty of house for the family. 4 bdrms & 3 baths. Wide open plan with vaulted ceilings, super-size kitchen & great room. Deluxe ensuite & w/i closet. Big deck & vinyl fence.



\$1,197,000

Luxury on the Lake

Convenience of the city! Stunning walkout bungalow loaded with quality. Custom cabinets and granite countertops. Gorgeous hardwoods, wet bar, games room, media centre and much more!



\$249,900

**Picture Perfect Cottage
at the Lake!**

Vinyl sided with newer windows and shingles. Gas fp, double garage, newer deck too!



Alex Wilkinson
Followor
contact me on

f 403-318-3627



**120 HENDERSON CRES.
PENHOLD - JUST LISTED!**

Awesome 3 bdrm fully finished townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring and stainless appliances! **Call Alex**



**21 CHURCHILL PLACE
JUST LISTED!**

Very nicely finished with double attached Garage. Large fully fenced yard. Great location, great home! **Call Alex**



187 MORRIS COURT

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



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.



NORM JENSEN

403.346.8900



**Great Revenue
Property**

Located on a quiet close in Morrisroe. 3 bdrm Townhouse, 2 Storey, Newer furnace and Hot water tank



**Pegasus
Beauty!**

4 bedrooms, 3 baths, granite counters, air conditioning, wet bar, ensuite and so much more!



**Large Yard &
RV Parking**

Spacious Bi-level with Double Attached Garage. 4 bdrms, 2 baths, Lots of storage.



**Fully Finished
Bungalow**

Eastview Estates. 4 Bdrms, 3 Bths, Private Basement Entry. Double garage.



**Totally Renovated
Bungalow**

All new Plumbing & Electrical. 4 Bdrms, 2 Bths, Single detached garage.

**YOURHOUSE
YOUR HOME**

View our complete listings at

www.yourhouseyourhome.com



Steve Cormack

403.391.1672

Want results? Give me a call!



403-346-8900 3608-50 Ave

www.stevemackrealstate.ca

**Network
Realty Corp.**



**22303 HIGHWAY 21 HIGHWAY #10,
RED DEER COUNTY**

NEW LISTING! Spectacular 5600 sq ft home on 825 ft of riverfront property. 6.95 acres with 40x60 shop. Exquisite home for the discerning buyer. **\$2,399,000**



**3425
51 AVENUE,
RED DEER**

Like new, fully rented tri-plex, a short walk to the Red Deer hospital.
\$789,900



**3510
51 AVENUE,
RED DEER**

Like new, fully rented tri-plex, a short walk to the Red Deer hospital.
\$739,900



28301 HIGHWAY 12A #234, GULL LAKE

Well appointed home on large lot at Ebeling Beach just a stone's throw to shores of Gull Lake. **\$385,000**



43 VISCOUNT DRIVE, RED DEER

Fully finished bi-level in wonderful neighborhood.
Priced to sell at \$319,900



37543 ENGLAND WAY #331, RED DEER COUNTY

Well maintained home on adult side of Waskasoo estates. Att. Garage, Workshop. Great Value! **\$139,900**



4714A 55 STREET #103, RED DEER

2 bedroom ground floor unit.
Priced to sell at \$93,500



4800 WESTBROOKE ROAD, BLACKFALDS

Wow! 5 bedroom home on a huge lot under \$300K! **\$289,900**



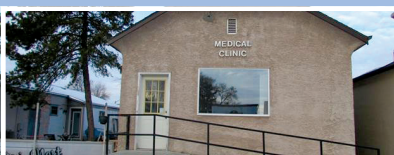
5018 61 AVENUE CLOSE, PONOKA

Near new fully finished home with mortgage helper living suite.
A must see at only \$339,900



433 6 AVENUE, ELNORA

Near new home with attached garage and full 3 bed mortgage helper living suite down. **A steal at only \$244,900**



4906 50 STREET, ALIX

Former medical office in Alix.
Only \$20,000!!



4923 50 STREET, ALIX

Great potential! Bring your business ideas!
\$44,900



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



Doug Wagar

403.304.2747



INCREDIBLE VALUE!
 Adult 2 bed, 2 bath condo.
 Top floor, 2 heated parking
 stalls. **\$205,000**



ENORMOUS PIE LOT
 with end unit townhome.
 1,110 sq. ft., fireplace, quiet
 close. **\$209,900**



ROCKY!
 1679 sq. ft. 4 level
 split, extra large pie
 lot. Super handyman
 opportunity. **\$299,900**



BLACKFALDS!
 1600 sq. ft. bi-level, walkout
 basement, pie lot, open
 plan. **\$410,000**



ROCKY MOUNTAIN HOUSE!
 Executive 2 storey, 2015 sq.
 ft., gas fireplace, great room,
 open plan. **\$450,000**



BLACKFALDS!
 4 bdrm, fully developed
 bi-level, 4 beds, 2 baths,
 central air!
Priced to sell at \$252,000



REVENUE OR STARTER CONDO!
 2 beds, 1 bath, close to
 hospital. **\$99,999**



FULLY DEVELOPED
 walkout on a close!
 Wonderful location backing
 onto a park & walking paths.
 Immaculate yard. **\$497,900**



ACREAGE!
 3.71 acres, 1489 sq. ft., 3
 beds, 3 baths! Shop must
 be seen! Private, nice
 views. **\$454,900**



1540 SQ. FT. 2 STOREY DUPLEX!
 3 beds, 4 baths, gas
 fireplace, double
 garage. **\$299,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

The sheer bliss of a central vacuum

Let's be honest; vacuuming is a chore that many of us avoid doing until the dust and dirt are just too hard to ignore. To simplify this dreaded task, you might want to think about ditching your traditional canister or upright vacuum cleaner for a "central vac" system.

How they work

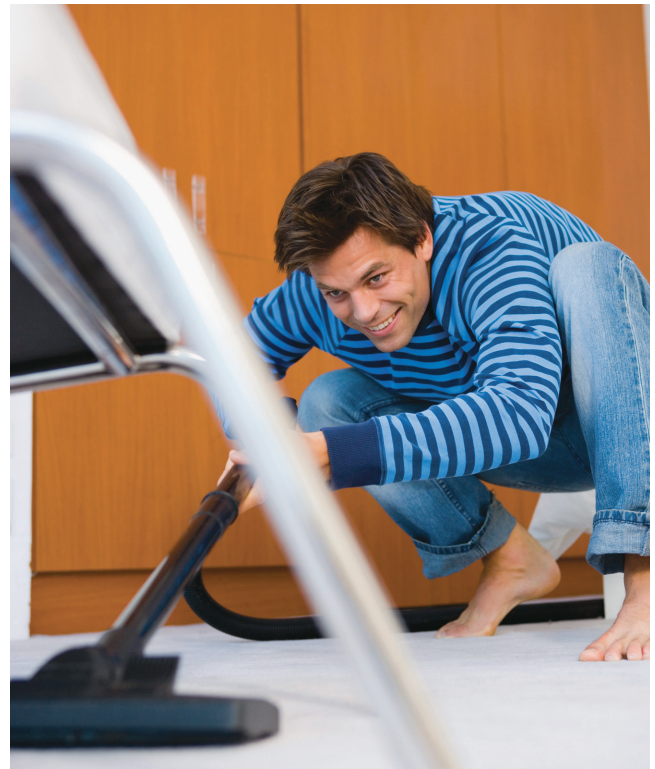
A central vacuum system includes a power unit and dust reservoir, a network of ducts, wall outlets and various accessories. When the vacuuming can't be put off any longer, you simply plug a flexible hose, equipped with a handle on one end and a brush on the other, into one of the outlets. Then with a quick flick of a switch the power unit starts up and you can move from room to room with only the hose to pull along behind you. You: 1. Dust: 0.

Characteristics

Central vacuums are easy to install and are more powerful and much quieter than portable vacuum cleaners. Moreover, this type of system is much less cumbersome than a traditional vacuum cleaner — those things bump continuously against furniture and door frames, not to mention they have power cords that are never long enough.

Installation

Call in a professional if you decide to install a central vacuum system in your home. This specialist will make holes in your walls in order to install sockets and piping on each floor. The power unit is typically placed in the basement, well away from the living areas of your home.



Costs

Central vacuum cleaners usually come with a price tag of between \$500 and \$1,500, depending on the brand, model, power and quality of the components and accessories. One last advantage to think about is that a central vacuum cleaner is considered an asset when selling your home.

**COLDWELL
BANKER**

OnTrack Realty

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BANKER**

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Stuart**

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COMMISSION RATE"

FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD

**\$479,900****NEW
PRICE!**

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!

**\$339,900****REDUCED!**

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. Bsm't 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!****SOLD!**

#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.

Tips for designing a home gym

There are many reasons why people don't get to exercise at a gym on a regular basis. The parents of young children, shift workers and people who live far from urban areas aren't often found in fitness centres. Other people don't like the atmosphere of these places, which is sometimes very competitive, or they feel uncomfortable about exercising in public. For all these reasons, a home gym is an excellent option for anyone who wants to keep fit.

Buying your equipment

It is possible to create a home gym without it costing you an arm and a leg. Retailers offer a wide range of body-

building and cardiovascular exercise machines for all budgets. A less expensive option is to buy used equipment. You'll find a wide range of options in the classified ads section of your local newspaper or through an online classifieds website.

Plan and decorate

All too often, people set up a personal training space without giving it much thought. They randomly pile exercise machines and accessories into the basement and then over the following weeks or months, they feel guilty because they're using them less and less often.

To stay motivated and exercise on a regular basis, attractive sur-

roundings are a must. Get started by looking for inspiration from pictures of private gyms found in decorating magazines and on the Internet. Paint the walls in bright colours and hang some mirrors. Let your creativity run wild by putting up wall murals or wallpaper with original patterns. Another great idea is to install a chalkboard on which you can write your results and a few words of encouragement.

**SCOTT KEY 403-350-6817****COLDWELL
BANKER**
OnTrack Realtywww.scottkeyrealestate.com

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for more than 27 years!



GREAT NEW PRICE!

115 Landry Bend, Red Deer | \$374,900

Fully finished! Stylish bi-level with 4 bedrooms and 3 baths. Vaulted ceilings, large family room, fenced yard and sunny back deck. Popular Lonsdale location.

LOCATED NEAR ABBEY CENTRE!

4241 Westbrooke Rd, Blackfalds | \$414,900

Brand new walkout bi-level! 3 bedrooms including a master with walk-in closet and full ensuite. The open plan is bright with a spacious and airy feel.





Kim Argent
403.357.4525



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\$484,900 - 4 Pickwick Lane, Lacombe

LACOMBE BEAUTY IN ENGLISH ESTATES!

1443 sq.ft modified bi-level. 4 bedrooms, 3 bath rooms and the most incredible yard. A pond for your fish, creek, amazing perennials, and so much more. RV Parking too!



\$89,500 - 104, 5519 Kerry Wood Drive

QUICK POSSESSION!

\$89,500 for this incredible 1 bedroom condo steps to the river. Gas fireplace, extra storage and in suite laundry.

The timeless elegance of stone

For thousands of years, natural stone has been used in building projects. Elegant and timeless, it inspires artists, architects and writers from all backgrounds. In fact, the Spanish poet Federico Lorca wrote that "stone is a shoulder on which to bear Time."

Would you like to integrate stone into your next renovation project? Even though there is a wide choice of natural stone, some kinds have been proven over time for embellishing homes — these days we see it in kitchen countertops, fireplaces, stairs, walls, patios and as exterior siding.

Granite and basalt

Basalt is the most abundant volcanic rock, in terms of volume, on Earth's surface. It is resistant to water and corrosion and is used in all phases of architectural construction, from flooring to siding. It is truly an all-purpose stone. Granite, which is strong and durable, is ideal for countertops and floors.

Marble and slate

Renowned for its use by world-famous sculptors, marble can also be used for more practical ends such as floors and countertops. Slate, on the other hand, is a grained stone used for memorial stones and decorative surfaces. In construction, slate is also very practical as roofing material. Because of its strength and its unique layered structure, masons can separate it into thin sheets.

Limestone and sandstone

Limestone is a very pale stone used in building and sculpting, while sandstone is characterized by extreme hardness and has excellent resistance to chemical or climatic stress. Sandstone is used in construction, sculpture, the manufacture of grinding wheels and paving stones.

Stone is synonymous with prestige

Stone adds elegance, simplicity and warmth to

any room. Put simply, you just can't go wrong when choosing granite for your bathroom, slate for a work surface or marble for a countertop. While synonymous with wealth and luxury, stone also brings a natural ambiance into stately homes. Just a touch here and there is all that's needed to instantly give an upmarket look to your residence.

Kill two birds with one stone

When the time comes to purchase natural stone for your home, take the time to learn about its proper installation and maintenance. In-store specialists at home renovation stores can suggest which products you need (grout, sealer, cleaner, trowel, etc.) and the best techniques to use. You could always entrust the task to a professional if you don't like the idea of turning yourself into a tiler or mason for a day.

Sometimes urban and contemporary, sometimes rustic and bucolic, stone is always unique. It has no equal when it comes to beautifying a home, and you will surely impress your neighbours with your exquisite taste.





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MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



FULLY FINISHED 4 bedroom, 2 bathroom bilevel half duplex with a fenced and landscaped yard. Perfect starter or revenue property **\$189,900**
CALL NADINE 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.**



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



FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$464,900** **CALL JENNIFER 342-7700.**



SUPERB DEAL 3+1 bdrm Bungalow w/22x24 detached garage, on quiet crescent, close to parks, schools, shopping. Fireplace, large fenced yard, newer shingles, hwt, furnace etc. Now only **\$259,900**
CALL NICOLE 342-7700.



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 NICOLE 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



32X46 SHOP on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$759,900**
CALL NADINE 342-7700.



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



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.



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.



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.

OPEN HOUSES THIS WEEK



OPEN HOUSE SAT., 1-3
287 OVERDOWN DR, RED DEER
PRIVATE YARD 5 bedroom/2 bathroom updated half duplex perfect for first time buyers or revenue potential. **\$222,400**
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 cond., working in floor heat plus more **\$309,900**
CALL JENNIFER 342-7700.

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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

*Call Jamie for more information
or for advertising space!*

403-309-5451

YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, AUGUST 25

RED DEER

48 Duval Close	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX.....	506-7355.....	\$386,900.....	Davenport
38 Lowden Close	11:00 – 1:00 pm	Kim Fox	RE/MAX.....	506-7552.....	\$549,000.....	Laredo
68 Carter Close	2:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552.....	\$650,000.....	Clearview Ridge
4758 56 Street.....	10:30 am – 12:30 pm.....	Dustin Henfrey	RE/MAX.....	358-6979.....	\$499,900.....	Waskasoo
88 Oakdale Place	1:00 – 3:00 pm	Len Parsons	RE/MAX.....	350-9227.....	\$429,000.....	Oriole Park West
20 Reichley Street.....	1:00 – 3:00 pm	Shelaine Oliver	COLDWELL BANKER	348-1471.....	\$407,000.....	Rosedale Meadows
6118 53 Avenue #310	3:00 – 5:00 pm	Margaret Comeau	COLDWELL BANKER.....	391-3399.....	\$299,000.....	Highland Green Estates
287 Overdown Drive	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY.....	342-7700.....	\$224,900.....	Oriole Park
20 Norwest Close.....	1:00 – 3:00 pm	Tim Maley	RE/MAX.....	550-3533.....	\$329,900.....	Normandeau South
5942 60 Avenue	1:00 – 3:00 pm	Marina Kooman	RE/MAX.....	341-0004.....	\$190,000.....	Riverside Meadows
15 Inglis Crescent	1:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$369,900.....	Inglewood West

SATURDAY, AUGUST 25

OUT OF TOWN

51 Heenan Crescent	1:00 – 3:00 pm	Quisha Yee	ROYAL LEPAGE NETWORK	596-2792.....	\$323,900.....	Sylvan Lake
24 Beardsley Crescent.....	1:00 – 3:00 pm	Angela Stonehouse.....	ROYAL LEPAGE NETWORK	598-4342.....	\$399,000.....	Lacombe
#72 26540 Hwy #11	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE.....	318-7178.....	\$619,000.....	Balmoral Heights

SUNDAY, AUGUST 26

RED DEER

5825 69 Street Drive	2:00 – 4:30 pm	Craig MacKenzie	REALTY EXECUTIVES	302-0820.....	\$285,900.....	Normandeau
93 Kilburn Crescent	2:00 – 4:00 pm	Jenelle Geddes-Backman.....	REALTY EXECUTIVES.....	816-0006.....	\$364,900.....	Kentwood West
90 Osmond Close	2:00 – 4:00 pm	Len Parsons	RE/MAX.....	350-9227.....	\$598,000.....	Oriole Park
95 McLevin Crescent	11:30 am – 1:30 pm	Mitzi Billard.....	RE/MAX	396-4005.....	\$365,000.....	Morrisroe Extension
3 Munro Crescent.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$289,500.....	Morrisroe
23 Lockwood Avenue	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY.....	342-7700.....	\$314,900.....	Lancaster Meadows
5876 69 Street Drive	1:00 – 3:00 pm	Marina Kooman	RE/MAX.....	341-0004.....	\$419,900.....	Normandeau

SUNDAY, AUGUST 26

OUT OF TOWN

#47 28364 TWP Rd 384..	1:00 – 3:00 pm	Kim Fox	RE/MAX.....	506-7552.....	\$645,000.....	Mountain View Estates
83 Aurora Heights Blvd..	12:00 – 2:00 PM.....	Laura Henriksen.....	RED KEY REALTY	872-2210.....	\$349,900.....	Blackfalds
97 Portway Close	1:00 – 3:00 pm	Lori Loney	RE/MAX.....	350-9700.....	\$479,900.....	Blackfalds
1805 27 Avenue	2:00 – 4:00 pm	Margaret Comeau	COLDWELL BANKER.....	391-3399.....	\$339,900.....	Delburne
#10 Paramount Cres	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE.....	318-7178.....	\$389,900.....	Blackfalds



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house
this weekend!

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What's a movie buff without a home theatre?



Going to the movies can have its fair share of annoyances; exorbitant ticket and snack prices, overly air-conditioned rooms, annoying neighbours and uncomfortable seats are just a few. For genuine movie buffs, the entire experience can rapidly go downhill. The solution? A home theatre.

Home theatres are usually set up in the basement of a home. That's because this area of the house has certain advantages:

- The ceilings are low and therefore easier to soundproof.
- Low natural light helps recreate the atmosphere of a real movie theatre.
- A basement can be decorated with a theme that's different from the rest of the home.

Many movie fans prefer individual seats similar to those found in theaters. Other lovers of the seventh art are fond of modular sofas because of their versatility. For a home theatre with a timeless style, avoid decorations associated with a specific era. Don't choose boring colours, but don't go overboard with accessories either.

Basic rules

For viewing that is both optimal and safe, experts recommend that spectators sit at a distance equal to double the diagonal measurement of the screen. In addition, the front speakers should be located at the height of the viewer's ear when sitting. The screen should be at least 60 cm off the floor, and the subwoofer should be positioned under the screen. There; you're all set. Enjoy the movie!



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



15 Inglis Crescent

GORGEOUS INGLEWOOD WALKOUT!
Spotless 4 bdrm bi-level: 3 full baths,
MF laundry, 3-sided FP, huge family
room, 21x26 heated garage, nicely
fenced/landscaped & RV parking.



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

An electric fireplace for a *cozy atmosphere*



Watching the dancing flames while sipping your favourite drink is a great way to relieve your stress after yet another hectic day. Of course, no electrical appliance can truly replace the smell, movement and sound of a natural wood fire. However, an electric fireplace is an economical option that works wonders. Here are its four major advantages.

- 1) Unlike other types of fireplaces, it's suitable for all kinds of homes. There's no need for a chimney or vent with an electric fireplace; that is why it's the perfect choice for small apartments and condos.
- 2) There's no need to call on the services of a professional to have it installed. Just like a heater, an electric fireplace operates from a wall socket. The pro-

cess is simple: buy it, unpack it, plug it in and enjoy your new purchase without missing a beat.

- 3) You control the temperature. Just select a low, medium or high heat, depending on the season. Enjoying a cozy fire on a cool summer evening is always nice. Don't forget the eco-friendly nature of this type of fireplace — no emissions and no pollution.

- 4) An electric fireplace is a decorative element that adds style to your home. Since they come in a wide selection of styles, sizes and colours, you'll definitely find an electric fireplace that complements your decor. It's also extremely versatile and can be installed on the floor or on the wall of your living room, dining room, bedroom, etc.

Discover the pros of pellet stoves



Are you thinking about purchasing a space heater but aren't sure which kind you should get? Keep reading to discover the many pros of pellet stoves.

Less polluting than traditional wood fireplaces, pellet stoves run by burning dry compressed wood. One of their main advantages is their ease of use. All you have to do is put some pellets in a hopper (a funnel-shaped vessel) and turn on the heater by raising the thermostat. The pellets are then mechanically carried towards a combustion chamber where they're burned. A fan pushes hot air into the house, while combustion gases are released outside through a vent or other exhaust system.

This method of operation means there's almost no heat loss. You don't even have to open the door to feed the fire like you would with a wood-burning fireplace.

An efficient unit

The pellet stove functions with a thermostat, which means it provides constant, regular heat. It can work over extended periods of time — sometimes up to 48 hours — to maintain a consistent temperature without having to add pellets. It stops automatically when the programmed temperature is reached.

Although their flames are only visible at full capacity, pellet stoves still produce the sought-after scent of burning wood.

Keep in mind

Before purchasing a pellet stove, make sure it has the seal of the Canadian Standards Association (CSA Group) or the Underwriters' Laboratories of Canada (ULC). Ideally, look for a unit certified by the US Environmental Protection Agency (EPA) to reduce emissions of particle pollutants.

Ask Charles

My townhouse is listed for sale. There was a showing earlier today, and I found out those "buyers" just viewed my home to see it as a comparable for their own listing. Is that allowed?

The short answer is, no, it shouldn't be.

When you list your property for sale, you expect that showings of your property are to potential buyers. Unless a buyer or the buyer's representative discloses it to you beforehand, any other reason for a showing is dishonest through omission.

Real estate professionals have a requirement to be honest with their clients and with third-parties. That means that a buyer's real estate professional has to be honest with you and your real estate professional.

It is reasonable for you to expect that buyers booking a viewing of your property are doing so with the potential for purchasing the property. If their reason is different, then it is reasonable for you to expect them, and their agent, to be up front about it.

No one wants to have to keep their house in show-home-ready condition, and vacate the premises for a showing unless there is real potential the buyers are interested in buying. This may be particularly true if you have a young family and leaving at the spur of the moment for last-minute showings or showings at bedtime are particularly inconvenient.

There are also things you can



do – and discuss with your agent – to lower the likelihood of showings for ulterior purposes. You can ask your agent to not allow viewings from people who don't appear to be serious buyers. For example, this may mean your agent asks buyer's agents to only bring buyers who are pre-approved for a mortgage.

As the seller, you control the process buyers must go through to view your property. If you want to set specific times during which viewings are allowed, you can. If you want to only admit buyers who are pre-approved, you can. Ensure your agent writes those instructions in the listing.

Remember, though, sometimes buyers come when you're least expecting it – and any attempt to reduce showings or limit availability for showings may be detrimental to your listing.

"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), 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.



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

How to prevent window condensation

Are your windows often fogged up in the winter? In addition to blocking your view of the outdoors, condensation reduces the amount of sunlight that comes into your home. The result? You have to heat and light up your space more. Hello, epic energy bills! Furthermore, condensation can damage window frames and cause numerous problems such as rust and mould.

How can this be remedied? To reduce or eliminate your condensation problems, make sure that the ventilation in your kitchen and bathroom is as efficient as possible. You can also maximize air circulation by



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opening your blinds or curtains as often as possible. Try to maintain your indoor humidity levels at around 35 to 50 per cent. Don't forget that some habits, like hanging wet clothes in the house to dry, can contribute to higher humidity levels.

Finally, if your windows are old, the best solution is to replace them with new ones.





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24 Ives Crescent
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20 Norwest Close
 Renovated bungalow with able att, garage, 3 beds on main & 1 down, fireplace, dev. bsmt, & large family room
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12 Halladay Avenue
 5 beds and 3 baths, large yard and big double garage – many renovations!
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124 Kershaw Close
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49 Oates Green
 1344 sq foot Bi level, Fully Renovated, 6 Beds, 28x28 garage
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11 Fulmar Close
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 RV Parking
Call Lori Loney 403-350-9700



97 Portway Close, Blackfalds
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 2nd floor Laundry
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203 Township Rd 384, Red Deer
 1.34 Acres,
 4 Bedrooms
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86 Oaklands Crescent
 2 storey with bonus room,
 walk out basement.
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54 Veronica Close
 1760 Sq Ft Bungalow
 5 Bedrooms
Call Al Sim 403-391-1771

Five reasons to leave housecleaning to the pros

For many families, housework is a recurring source of arguments. Thankfully, there's a simple and efficient solution! Here are five good reasons to leave your housework to

the experts:

1. It's cheaper than you think. You don't need to be a millionaire to afford having someone clean your space for a few hours a week or a month. Do some research and you'll likely find that many businesses offer affordable rates.
2. You'll be able to spend more time on what really matters to you. Your family, your work, your hobbies — it's up to you!
3. The work will be done properly. Professional residential cleaners and housekeepers have the right knowledge, tools and products to make your home shine.
4. You'll contribute to job creation. By hiring someone to take care of the chores that you don't have the time or inclination to do, you are literally helping them



earn a living.

5. You'll develop a new relationship. If you're home while your cleaner is working, you'll probably end up chatting with them. Who knows, you might discover that you have things in common.

Vacuuming, washing the windows, cleaning the bathroom, ironing — housecleaning businesses can free you from unpleasant, time-consuming chores.



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