

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MARCH 29, 2019

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

**195 PIPER DRIVE**

**STUNNING RENOVATION  
IN THE PINES!**

1,900+ sq. ft. 4 level split, large lot,  
backing onto trails. **\$725,000**



**Kim Fox &  
Roxann Klepper**

**403-506-7552  
403-872-4546**

**RE/MAX**

Real Estate Central Alberta  
**403-343-3020**

See page 6 for more details

*Closing up your*  
**FIREPLACE**

**A5**

*Spring Prevention Tips*  
**FROM EDGE HOMES**

**A8**

*Botanical*  
**DESIGN TRENDS**

**A12**

**VIEW OUR E-EDITION ONLINE AT**

**[www.yourhouseyourhome.ca](http://www.yourhouseyourhome.ca)**

# ROYAL LEPAGE

## Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



**NORM JENSEN**  
403.346.8900



**Commercial Land for Sale**

130 acres. Ideal property for various types of industries requiring rail service.



**Land For Sale Downtown Sylvan Lake**

Excellent location with a view of the lake! Seller has plans for a 10 unit apartment.



**Super Value, Business Only for Sale**

Superb location on Gaetz Ave. Very high traffic area. Store includes bakery and meat counter. Very long standing profitable business.



**Cozy Bi-Level Located in Quiet Area of Penhold**

3 Bdrms, 2 Bths, air conditioning, new paint throughout, alarm, new hot water tank and furnace, lots of room for garage and RV parking.



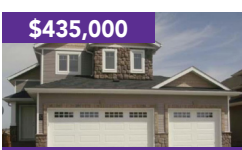
**Tracy Thody**  
Call or text  
403-358-8605



**\$174,900**

**2146 Danielle Drive**

- Gated adult community  
- 3 bedroom/2 bath  
- Attached garage



**\$435,000**

**37 Heritage Drive**

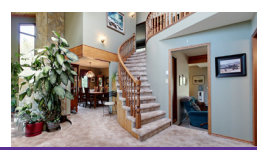
- 5 bdrm 3 bath  
- Walkout  
- Triple car garage



**\$1,050,000**

**Equestrian Acreage**

- 4 bedroom /4 bath/ Double car garage  
- Heated indoor arena (60x112) 2 outdoor arenas



For more info, visit: [www.dustysmithteam.ca](http://www.dustysmithteam.ca)

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



**Gerald Doré**  
403.872.4505



**NEW LISTING**

**17 RYAN CLOSE**  
Luxurious 1506 sq. ft. bung. w/5 beds and 3 baths on quite close. Main floor laundry, hardwood, granite, counters, MB w/ensuite. Fantastic home!  
**\$434,900** MLS# CA0160926

**WHY RENT?**  
**7359 59 AVENUE**  
MLS# CA0159068  
**\$229,900**

**ANDERS PARK**  
**4 ANDERS STREET**  
4 beds, 2 baths, many upgrades, MLS# CA0159254. Incredible value at **\$274,900!**

**SIERRA GRAND**  
**418 4805 45 STREET**  
Facing south, 1100 sq. ft., 2 beds, 2 baths, 4th fl. MLS# CA0157045  
**\$337,500!**

**CONDO**  
**56 CARROLL CRES #315**  
2 bed, 2 bath condo!  
MLS# CA0153943 **\$209,900!**

**1464 SQ. FT. BUNGALOW**  
**#36 - 173 AUSTIN DR.**  
Adult, luxury, Lakeside Villas! MLS# CA0152296  
**\$574,900!**

**BUNGALOW - NEW PRICE!**  
**19 VOISIN CLOSE**  
MLS# CA0153944  
**\$649,900!**

**NEAR RIVER TRAILS**  
**74 WILTSHIRE BOULEVARD**  
MLS# CA0156712  
**\$474,900!**

**RIVERFRONT**  
**4756 56 STREET**  
MLS# CA0153943  
**\$949,900!**

**NEW LISTING**  
**23 JENNER CRESCENT**  
Stunning newer bi-level, 4 beds, 3 baths. MLS# CA0156534  
**\$409,900!**

**CONDO ON PARK**  
**103 5110 36 ST**  
MLS# CA0154027  
**\$229,900!**

**112 DANIEL CRESCENT**  
Bungalow, 4 beds, 3 baths. MLS# CA0154546  
**\$419,900!**  
**OPEN HOUSE: SUN, 1-3 PM**



**Doug Wagar**  
403.304.2747



**OPEN HOUSE SUN 2-4 PM**  
**459 JENKINS DRIVE**

**BEAUTIFUL 1245 SQ. FT. ADULT TOWNHOME CONDO**  
Fully dev, 3 beds, 3 baths, double garage. **\$359,900**



**BLACKFALDS**  
Drive a little, save a lot! Wonderful fully finished blevel. 3 beds, 3 baths, oversize double garage, huge pie lot! **\$324,500**



**HAWK RIDGE ESTATES**  
Immaculate 3 bed, 2 bath half duplex, excellent location! **\$255,500**



**IRONSTONE**  
On a quiet close! 1726 sq. ft., 5 beds, 4 baths, great room! Attached double garage. **\$415,000**



**VIEW ACREAGE**  
On pavement, 5 minutes from Red Deer. 1655 sq. ft. walkout, triple garage. **\$695,000**

**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**



**Alex Wilkinson**  
Follow or contact me on  
f 403-318-3627



**\$624,900!**

**206 - 28470 HWY 592**  
Fabulous updated acreage just minutes to Red Deer on pavement! 4 bdrms, 4 baths with double attached garage situated on 1.6 acres.  
**Call Alex to view!**



**REDUCED! \$239,000**

**120 HENDERSON CRES PENHOLD!**  
Awesome 3 bdrm fully fin. & updated townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring & stainless appliances! **Call Alex**



**NOW \$314,888!**

**OPEN HOUSE SAT. MAR. 30, 2-4 PM**

**23 STEWART STREET**  
Location is fabulous for this fully finished Sunnybrook home just steps to the local school and parks. Home comes with detached double garage!  
**Call Alex!**



**48 ARTHUR CLOSE JUST LISTED!**  
Fully developed half duplex Here is a cute little one bed- room with attached garage close home main floor unit, ready to all amenities! NO CONDO move in. **Call Alex!**

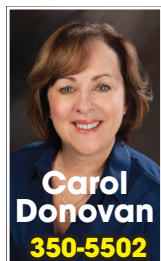


**\$119,000!**

**OPEN HOUSE SUN. MAR. 31, 2-4 PM**

**14 - 5816 65 STREET**  
Main floor for easy access! Here is a cute little one bed- room with attached garage close home main floor unit, ready to all amenities! NO CONDO move in. **Call Alex!**




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

**17 Portway Close, Blackfalds**


Fully Finished with Walk Out Basement. Gorgeous open concept kitchen living dining area. 3 beds up and a 4th on the lower level. Master suite is spacious with walk in closet and full bath. Downstairs features a family room, bedroom & play area & opens onto a deck with back yard fenced and finished! Don't miss this immaculate home!

**147 Douglas Avenue**


Family Home Near Schools! Over 2300 Square feet finished! 3 bdrms up, 3 baths. Major upgrades! New Windows throughout - 2018, new rear fence - 2018, The furnace, hot water tank and air conditioner new in 2012, shingles 2008, Hardwood flooring and RV parking! Don't miss out on this one!!

## Five tips for a more organized closet



Is your closet a mess? Does it take you way too long in the morning to find two matching shoes? It's time to get things under control! Start by getting rid of anything that doesn't fit, that you haven't worn for ages or that's in poor condition. Once that's taken care of, follow these five tips to reorganize your wardrobe — once and for all!

### 1. Use the space behind the door.

If your closet has a swinging door, use it to maximize your storage space by adding hooks or a hanging shoe organizer.

### 2. Optimize vertical space.

Add a shelf above the rod and use it to store accessories, garments that shouldn't be hung and off-season apparel.

**3. Double your rods.** This will give you more room to hang shorter garments like shirts.

### 4. Upgrade your hangers.

Some hangers are designed to layer garments or accommodate several pairs of pants, for example, to save horizontal space.

### 5. Vary your storage options.

Bins, hooks, drawers, hanging storage — to keep chaos at bay, choose storage options that suit your unique collection of garments and accessories. Every item should have its place.





*Bett Portelance*



*70 Ainsworth Crescent,*  
**RED DEER**

1180 SQ FT BI LEVEL  
4BDR, 3BATH  
ATTACHED 22X24, 16X21  
DETACHED GARAGE

**\$449,900**

*Helping You Make The Right Move* **403-307-5581**



## Set up your open-plan living area like a pro



Living spaces with minimal partitions have been trending for quite some time. These modern, welcoming spaces that flow freely appeal to individuals in many different situations, from people living alone to couples and families. That being said, it can be hard to achieve a balanced, esthetically pleasing design for an open floor plan. Here are some tips to help you create a cohesive space.

- **Structure your space.** Use furniture and accent pieces to create visual boundaries between different areas. For example, use a low shelf, a rug, a bookcase or some plants to define your living room area. To set your home office apart, use a decorative screen or a chest of drawers as a divider. For additional soundproofing, opt for professionally installed glass partitions. In short, the goal is to design a room within a room using repositionable items instead of fixed walls.

- **Optimize your storage.** Untidiness, even when minimal, can create a highly unpleasant sense of chaos in an open floor plan. To prevent this, camouflage clutter by choosing furniture that

doubles as storage (hollow benches and ottomans, for example), or by minimizing your possessions and keeping only what you need. Rest assured: a minimalist decor will have you feeling light as air.

- **Choose a consistent colour scheme.**

When it comes time to decorate your space, choose a neutral colour for the main walls. To achieve a cohesive look, keep in mind that all of your windows should be dressed in the same fashion, or at least display coordinating trims. Finally, stick with one type of flooring throughout the space.

- **Create focal points.** An impressive lighting fixture, an aquarium, a work of art, a plant wall or a fireplace will automatically draw the eye and create rhythm in a wide-open space. Be careful not to overdo it, though, as too many statement pieces can cause quite the opposite effect. In short, for Pinterest-worthy results, less is more!

Need advice on how to artfully organize your open-plan space? Call an interior designer or decorator in your area: he or she will be able to help you create a balanced, functional, beautiful home!



# How to close up a fireplace for the season

A roaring fireplace on a chilly day provides a welcome, aesthetically appealing respite from the cold.

Fireplaces are typically used throughout winter, but when spring rolls around, many homeowners no longer feel the need to light a fire. As fireplace season winds down, homeowners can take the following steps to close their fireplaces for the warm weather seasons ahead.

## Begin the cleanup

Repeatedly lighting fires results in an accumulation of ash and residual wood debris. Clean out what you can by hand and discard the soot. To conduct a more thorough cleaning, use a high-powered garage vacuum to clear out any remaining ashes from crevices and other parts of the firebox.

## Hire a chimney sweep

A fully functioning fireplace chimney should be swept annually by a certified chimney sweep. He or she will remove soot and any creosote from the inside of the chimney. Creosote is highly flammable and can cause considerable damage if it catches fire.

A professional chimney sweeping also reduces the amount of dirt and odor that will continue to enter a home after the fireplace has been retired for the season. Damp spring weather can moisten soot trapped in a chimney, causing it to smell. Cleaning and deodorizing can help keep rooms fresh.

## Ask for an inspection

Ask a chimney sweep to inspect your chimney in addition to cleaning it. A sweep can look for leaks and cracks, and he or she should also look at the flashing system and rain cap, which can prevent water infiltration. You don't want to learn your chimney is in poor shape during a heavy spring rainfall. Ask that the pipes, brickwork and damper also be checked for functionality and good repair.

## Close the damper

Homeowners should close the dampers on wood-burning fireplaces when closing their fireplaces for the season. Doing so prevents animals from making nests inside the chimney and possibly gaining entry into your home. Closing the damper also makes the home more efficient by not letting



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Cabinets | Complete Renovations**



air escape through the chimney.

Those with gas fireplaces should leave the damper open at all times to prevent a gas buildup in the home in the case of a gas leak. However, homeowners may want to extinguish the pilot light for a gas fireplace in the spring to reduce energy usage.

## Make it attractive

Some homeowners choose to dress up a fireplace to make it look more appealing in the offseason. Flowers, plants, candles, or decorative accents can be placed in the firebox to add style to a home.

When closing a fireplace for the season, homeowners can benefit from hiring a professional to ensure everything is done correctly and the fireplace will be in top shape and ready to warm everyone up next winter.



# RE/MAX<sup>®</sup> real estate central alberta

4440 - 49 Avenue, Red Deer • 403.343.3020



**Ivan Busenius**

**403.350.8102**

**RE/MAX<sup>®</sup> real estate central alberta**

4440 - 49 ave., red deer • 403.343.3020

**OPEN HOUSE**



**66 - 2816 Botterill Cres | \$264,900**  
HORIZON VILLAGE is a terrific 50+ community, close to Bower Place Shopping Centre. This end unit with attached garage has many upgrades and looks fantastic. **Come see Sunday from Noon to 3 pm!**



**524 Waskasoo Estates | \$99,900 40+ ADULT SECTION** of one of the nicest parks, this is one home you should see. This home is in excellent condition, with attached carport and ready for your retirement. Call me for a private viewing.



**Barb McIntyre**

**403.350.0375**

**RE/MAX<sup>®</sup> real estate central alberta**

4440 - 49 ave., red deer • 403.343.3020



**136 Lamont Close**

**\$374,900**

**NEWLY LISTED!**

Over 1300 sq ft, recently renovated, spacious family bungalow that is a must see! Excellent location- many features to appreciate!

**OPEN HOUSE:**  
Sunday, Mar. 31, 1-3 PM!



*foxandrox.ca*



**KIM FOX**

RE/MAX REALTOR<sup>®</sup>

403-506-7552



**ROXANN KLEPPER**

RE/MAX REALTOR<sup>®</sup>

403-872-4546



**27 Irving Crescent**

**\$555,000**

5 Beds/3 Bath Bungalow



**13 Ives Crescent**

**\$309,900**

4 Beds/2 Bath Bi-Level

*Two Lovely Homes Hosting an*

**OPEN HOUSE MARCH 31 2-4**

**LET ME MOVE YOU**



**\$1,189,900**

**EXQUISITE  
MODERN  
LUXURY**



*Love Your Referrals*

**53 Larratt Close RED DEER**

**RE/MAX<sup>®</sup>**  
real estate central alberta

**Mitzi Billard (403) 396-4005**

**YOUR HOUSE YOUR HOME**



**COLDWELL  
BANKER**
**OnTrack Realty**
*Going above and beyond*
**Unit G, 2085 - 50<sup>th</sup> Ave, Red Deer**
**www.coldwellbankerreddeer.ca**
**403-343-3344**

**Dale  
Stuart**  
403-302-3107

**#36 369 INGLEWOOD DRIVE \$244,900**

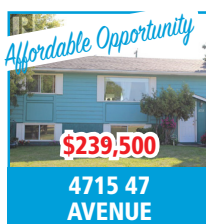

A well priced and great starter or empty nester home. This immaculate two storey condo offers 3 bdrms (large master with walk-in closet and vaulted ceiling), 1&1/2 bathrooms, hardwood flooring, an open floor plan, 2 assigned parking stalls.

**48 ISBISTER CLOSE \$384,900**

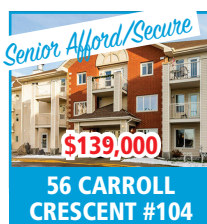
**NEW LISTING!**

This fully finished modified Bi-Level is located on a quiet close with a pie lot & a walkout basement. Features inc. vaulted ceilings, hardwood flooring, ceramic tiles, 3 bdrms, 3 baths, walk-in closet, underslab heat in bsmt, 22x24 attached garage.

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"**  
**Call Dale Stuart at 403-302-3107**


**Margaret  
Comeau**  
403-391-3399

*Affordable Opportunity*
**\$239,500**
**4715 47  
AVENUE**

Sweet Bi-level in Lacombe. 3 bedrooms 2 baths Detached garage, fully finished Quick possession


*Senior Afford/Secure*
**\$139,000**
**56 CARROLL  
CRESCENT #104**

WITH MANY Amenities; Suite has open floor plan; 5 Appliances; Beauty Salon; Dining room service optional; Craft room; Guest suite; Handy bus service weekly; Condo fee \$277.83 IMMEDIATE POSSESSION


*Handyman Wanted*
**\$170,000**
**35415 RR 260,  
KNEEHILL COUNTY**

Fixer upper 3 bed, 2 bath mobile on 3.16 acres. Fenced, sold as is.


*Rare Find*
**\$389,000**
**39310 RR 250,  
LACOMBE COUNTY**

1168 sq ft Bi-level Home; 4 Beds, 3 Baths; Fully Finished; newer flooring through the main and lower level; newly painted; new furnace & water tank. Shop [49x101] has gas, metal barn [36x176] two approaches; mature landscaping; surveyed; IMMEDIATE POSSESSION


*Space for Toys*
**\$339,000**
**27008 HIGHWAY  
597**

3 km east of Blackfalds. 8.75 acres, mobile with 3 beds, 2 baths, 2 additions, quick possession, on pavement. Mature trees, large deck, private location. Great spot for a new home.

# Paint your ceramic tiles in seven easy steps

Give your kitchen or bathroom a budget-friendly facelift by painting over those old ceramic tiles. Here's how:

1. A few days before painting, repair any damaged joints between the tiles.
2. Wash the entire surface with a trisodium phosphate-based cleanser, then rinse and let dry.
3. Sand the tiles (removing a layer of sheen will help the paint adhere better).
4. Use a damp cloth to remove dust and let dry.
5. Apply a coat of primer and let dry thoroughly.
6. Use a paint roller to apply one or two coats of acrylic- or oil-based paint.
7. Seal with a coat of varnish for long-lasting results.

**YOUR HOUSE YOUR HOME**



# EDGEhomes

198 LALOR DR  
SPEC HOME



Make an appointment to see our spectacular new spec  
or come see us at our ShowHome 24 Lundberg Crescent.

## *Protect Your Investment* Spring prevention tips from Edge Homes

Here are some things to check as spring arrives and winter begins to thaw. Do a walk around your house. Make sure your eavestroughs are down and that water is draining away from your house. Often leaves and debris will collect in window wells so you will need to clean them out. Take note that water isn't pooling and that it is draining adequately into the weeping tile. If you find you have water in your basement edge you may have to get your weeping tile checked as it could be letting extra moisture into your home. Moving inside you will want to check your sump pump if you have one. Ensure that it is plugged in securely and that the breaker is on. Lift the float to engage the sump to make sure it is running appropriately. Next take a look at your dehumidifier whether it is potable or fixed. Filters should be clean to maximized efficiency. Lastly while you are out on a sunny day, perhaps washing your car, take a little time to wash the road salt off your driveway to protect your concrete from winters harsh leftovers



*If you have any questions you would like answered in this forum  
please send questions to [sales@yourhouseyourhome.com](mailto:sales@yourhouseyourhome.com)*

Owner: Shawn Main | Ph: 1-403-348-7299 | Email: [shawnmainedgehomes@gmail.com](mailto:shawnmainedgehomes@gmail.com)



# CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

## FRIDAY, MARCH 29

## OUT OF TOWN

6396 Elmwood Way ..... **4:00 - 7:00 pm** ..... Amanda Precioso ..... COLDWELL BANKER ONTRACK REALTY ... 352-0405 ..... \$299,999..... Innisfail

## SATURDAY, MARCH 30

## RED DEER

65 Carlyle Green..... **1:00 - 3:00 pm** ..... Aaron Thulien ..... CENTURY 21 ADVANTAGE..... 352-4036 ..... \$499,900..... Clearview Ridge  
 56 Sullivan Close..... **11:00 - 1:00 pm** ..... Roxann Klepper ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 872-4546 ..... \$345,000..... Sunnybrook South  
 4 Markle Crescent..... **12:00 - 2:30pm** ..... Kim Fox/Ernie Sandstra .. RE/MAX REAL ESTATE CENTRAL ALBERTA.. 506-7552 ..... \$545,000..... Morrisroe Extension  
 195 Piper Drive ..... **1:00 - 3:00 pm** ..... Kim Fox/Hayley Lauinger... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 506-7552 ..... \$725,000..... Pines  
 68 Carter Close ..... **2:00 - 4:00 pm** ..... Roxann Klepper ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 506-7552 ..... \$620,000 ..... Clearview Ridge  
 68 Thompson Crescent.. **2:00 - 4:00 pm** ..... Kim Fox ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 506-7552 ..... \$625,000..... Timberstone  
 23 Stewart Street ..... **2:00 - 4:00 pm** ..... Alex Wilkinson ..... ROYAL LEPAGE NETWORK REALTY... 318-3627 ..... \$314,888..... Sunnybrook  
 36 Neal Close ..... **1:00 - 3:00 pm** ..... Gord Phillips..... MAXWELL REAL ESTATE SOLUTIONS... 357-7720 ..... \$244,900..... Normandeau  
 119 Elliot Crescent..... **2:00 - 4:00 pm** ..... Eduardo Haro ..... SUTTON LANDMARK REALTY ..... 347-0751 ..... \$269,900..... Eastview  
 427 Jenkins Crescent..... **10:39-1:39pm** ..... Deborah Hansen ..... EXP REALTY ..... 358-9999 ..... Johnstone  
 #407 60 Lawford Ave..... **2:00 - 4:00 pm** ..... Bob Gummow ..... ROYAL LEPAGE NETWORK REALTY... 598-7913 ..... \$189,900..... Lonsdale  
 96 Oak Drive ..... **1:00 - 3:00 pm** ..... Tim Maley ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 550-3533 ..... \$329,000..... Oriole Park West  
 215 60 Lawford Ave..... **2:00 - 4:00 pm** ..... Janice Mercer ..... ROYAL LEPAGE NETWORK REALTY... 598-3338 ..... \$172,900..... Lonsdale  
 48 Roland Street ..... **4:00 - 6:00 pm** ..... Kim Fox/Ernie Sandstra .. RE/MAX REAL ESTATE CENTRAL ALBERTA.. 506-7552 ..... \$250,000..... Rosedale Estates  
 78 Ivany Close..... **2:00 - 4:00 pm** ..... Mike Holmes ..... ROYAL LEPAGE NETWORK REALTY... 350-5579 ..... \$423,000..... Inglewood  
 132 Larratt Close..... **1:00 - 3:00 pm** ..... Tara Devereaux ..... CENTURY 21 ADVANTAGE..... 588-6444 ..... \$749,900..... Laredo  
 5622 60 Ave ..... **2:00 - 4:00 pm** ..... Blake King ..... BIGEARTH.CA REALTY..... 350-7672 ..... \$214,900..... Riverside  
 66 Dobler Ave ..... **1:00 - 3:00 pm** ..... Elaine Wade ..... ROYAL LEPAGE NETWORK REALTY... 396-2992 ..... \$459,900..... Deer Park  
 100 Irving Crescent..... **2:00 - 4:00 pm** ..... Steve Cormack ..... ROYAL LEPAGE NETWORK REALTY... 391-1672 ..... \$469,900..... Inglewood  
 90 Osmond Close ..... **2:00 - 4:00 pm** ..... Len Parsons ..... RE/MAX REAL ESTATE CENTRAL ALBERTA . 309-2907 ..... \$605,000..... Oriole Park

## SATURDAY, MARCH 30

## OUT OF TOWN

29 Regent Close ..... **11:00 - 1:00 pm** ..... Amanda Precioso ..... COLDWELL BANKER ONTRACK REALTY ... 352-0405 ..... \$369,900..... Lacombe  
 30 Iron Wolf Blvd ..... **2:00 - 4:00 pm** ..... Amanda Precioso ..... COLDWELL BANKER ONTRACK REALTY ... 352-0405 ..... \$369,900..... Lacombe  
 30 Aurora Heights Blvd.. **3:30 - 5:00 pm** ..... Viviana Dal Cengio..... ROYAL LEPAGE NETWORK REALTY... 598-4053 ..... \$329,900..... Blackfalds  
 127 Sabre Road ..... **1:00 - 3:00 pm** ..... Mike Phelps ..... CENTURY 21 ADVANTAGE..... 346-0021 ..... \$317,500..... Springbrook  
 6 McDougall Close ..... **2:00 - 4:00 pm** ..... Mitzi Billard ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 396-4005 ..... \$354,900..... Penhold Park Place  
 38146 Range Road 280 #18... **2:00 - 4:00 pm** ..... Carol Clark/Kelly Jones .... COLDWELL BANKER ONTRACK REALTY ... 392-0382 ..... \$789,900..... Red Deer County

## SUNDAY, MARCH 31

## RED DEER

27 Irving Crescent ..... **2:00 - 4:00 pm** ..... Mitzi Billard ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 396-4005 ..... \$555,000..... Inglewood  
 13 Ives Crescent ..... **2:00 - 4:00 pm** ..... Mitzi Billard ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 396-4005 ..... \$309,900..... Inglewood  
 69 Weddell Crescent..... **2:00 - 4:00 pm** ..... Kim Fox/Ernie Sandstra .. RE/MAX REAL ESTATE CENTRAL ALBERTA.. 506-7552 ..... \$680,000..... Westlake  
 14-5816 65 Street ..... **2:00 - 4:00 pm** ..... Alex Wilkinson ..... ROYAL LEPAGE NETWORK REALTY... 318-3627 ..... \$119,000..... Highland Green  
 4805 45 Street..... **1:00 - 4:00 pm** ..... Ed Katchur ..... MAXWELL REAL ESTATE SOLUTIONS... 506-7171 - #231 \$349,900 #220 \$269,900  
 198 Lalar Drive ..... **1:00 - 3:00 pm** ..... Nadine Marchand ..... RCR ROYAL CARPET REALTY..... 358-0546 ..... \$524,900..... Laredo  
 102-6220 Orr Drive..... **2:00 - 4:00 pm** ..... Eduardo Haro ..... SUTTON LANDMARK REALTY ..... 347-0751 ..... \$214,900..... Oriole Park  
 24 Nordegg Crescent ..... **11:39-2:39pm** ..... Deborah Hansen ..... EXP REALTY ..... 358-9999 ..... Normandeau  
 #4 5202 Farrell Ave ..... **1:00 - 3:00 pm** ..... Tim Maley ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 550-3533 ..... \$459,000..... Fairview  
 66 2816 Botterill Cres ..... **12:00 - 3:00 pm** ..... Ivan Busenius ..... RE/MAX REAL ESTATE CENTRAL ALBERTA.. 350-8102 ..... \$264,900..... Bower  
 66 Dobler Ave ..... **2:00 - 4:00 pm** ..... George Smith ..... ROYAL LEPAGE NETWORK REALTY ... 350-7038 ..... \$459,900..... Deer Park  
 148 Reichley Street ..... **2:00 - 4:00 pm** ..... Steve Cormack ..... ROYAL LEPAGE NETWORK REALTY... 391-1672 ..... \$439,900..... Rosedale Meadows  
 30 Denison Crescent ..... **1:00 - 3:00 pm** ..... Mike Phelps ..... CENTURY 21 ADVANTAGE..... 346-0021 ..... \$599,900..... Deer Park Village  
 54 Village Crescent..... **2:00 - 4:00 pm** ..... Blake King ..... BIGEARTH.CA REALTY ..... 350-7672 ..... \$344,900..... Vanier East  
 112 Daniel Crescent..... **1:00 - 3:00 pm** ..... Rick Burega ..... ROYAL LEPAGE NETWORK REALTY ... 346-8900 ..... \$419,900..... Deer Park  
 18 Lewis Close ..... **1:00 - 3:00 pm** ..... Carol Clark/Kelly Jones... COLDWELL BANKER ONTRACK REALTY ... 392-0382 ..... \$509,000..... Lancaster  
 459 Jenkins Drive ..... **2:00 - 4:00 pm** ..... Doug Wagar ..... ROYAL LEPAGE NETWORK REALTY... 346-8900 ..... \$359,900..... Johnstone Park  
 136 Lamont Close..... **1:00 - 3:00 pm** ..... Barb McIntyre ..... ROYAL LEPAGE NETWORK REALTY... 350-0375 ..... \$374,900..... Lancaster



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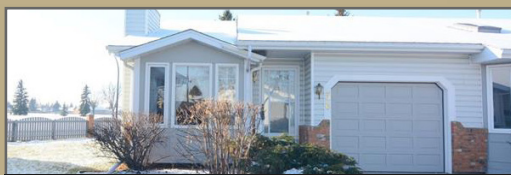
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## Dresser, cupboard or wardrobe: which is right for you?

Are you looking for the perfect piece of furniture to store your children's clothing or maybe your own? Here's some information to help you make the right choice.

- The dresser, which comes equipped with several drawers and sometimes a mirror, is perfect if you don't need that much storage space. The drawers typically aren't very high, so you can't pile up too many clothes in each one.
- The cupboard, which is made up of shelves and two swinging doors, offers more storage space than the dresser. However, keep in mind that you'll need enough clearance to fully open the doors.
- The wardrobe — a large, tall cabinet in which a person's entire collection of clothing can be stored — is the ideal choice if you prefer to hang your clothes and don't have a built-in closet. This piece of furniture often comes equipped with shelves, drawers or baskets for maximum storage. Like the cupboard, a good deal of clearance space is needed; however, some models come with sliding doors.

Whatever model you choose, it's important to consider style and practicality. Whether you opt for a classic, vintage or modern look, make sure your storage unit complements your existing decor. Furthermore, keep in mind that wood is

more durable than plywood or plastic (although the latter two offer a greater selection of colours and styles).

Finally, if you're shopping for a storage unit for your child's bedroom, opt for a durable model with rounded corners and edges. If you intend to keep it for years to come, avoid buying anything too childish in style.

Happy shopping!





# Reupholstering: how to choose the right fabric

Planning to reupholster a chair, an armchair or a couch? When it comes to picking a fabric for your project, don't base your decision solely on colour and pattern. Instead, consider the following points before making your final choice.

## Durability

First off, the fabric you use to cover a seat has to be durable. Keep in mind that the most resilient fabrics are those that are tightly woven, such as canvas and twill. Woven fabrics are also stronger than prints. Avoid fabrics with a high cotton content, as these tend to quickly lose their shape. Polyester, on the other hand, maintains its shape indefinitely and is perfect for upholstery projects.

## Damage resistance

The fabric you choose should be stain resistant, especially if you have children. You might also want it to be mould-proof (for furniture in humid rooms) and resistant to discolouration (if left in the sun). Above all, the fabric should be rub resistant, a property measured in "double rubs." A score of 15,000+ double rubs indicates a highly durable material.

## Additional considerations

Other factors might come into play as well. For example, easy-maintenance fabrics (like microfibre) are better suited to households with young children or pets, while people with allergies should avoid fluffy materials.

Each type of fabric has its pros and cons. Vinyl is easy to clean but subject to scratching;

leather ages gracefully but doesn't mix well with pets' claws. Ask your local fabric retailer for advice to make the best possible choice for your needs.



## CONDOMINIUM *Seminar*

Condo prices are the lowest they have been in years! It's the perfect time to move from your home into a more secure space with less responsibilities. Let someone else look after lawn care, snow removal, repairs, maintenance, etc. Condo living can give you access to amenities like heated parking, party room, craft room, fitness area, guest room, library, fun social events and even a pool.

If you are concerned about the "mystery" around condominium ownership, come to this seminar. Find out how it all works and get your questions answered.

### Session Dates:

April 6 @ 1:00 pm

5300 48 St (Sierras at Heritage)

April 27 @ 1:00 pm

5213 61 St (The Views at St. Joseph)

Seminar presented by  
Dale Russell, Broker/Owner

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# Rock the botanical design trend at home

Emerald, avocado, apple, olive, lime, forest — all shades of green are in the spotlight thanks to the growing botanical design trend.

To master the look, you can either paint a single wall or an entire room in forest tones, reupholster a chair in a rich velvety green, embellish your living space with a few throw pillows boasting leafy designs, or add a decorative herbarium to your decor. Pro tip: green and metals (like brass and bronze) complement each other nicely!

Furthermore, it goes without saying that houseplants (real or artificial) are at the heart of this bold design trend. Ferns, philodendrons, ivy and cacti, among other varieties of plants, can help transform your home into a peaceful oasis. In fact, did you know that plants are excellent stress relievers? It's true!

So, how will you rock the botanical design trend?







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# How to choose the right finish

When it comes time to paint a room, simply choosing a colour for your walls is not enough; you also need to pick the right finish. Follow this guide to make an informed decision.

- **Matte finish.** The rich appeal of a matte finish creates a warm ambiance. What's more, matte finishes are great for camouflaging subtle imperfections on the surface of your walls; however, they tend to be harder to clean. Reserve matte finishes for your ceiling or rooms with little traffic like the master bedroom.

- **Eggshell finish.** Like matte, an eggshell finish is perfect for rooms with little traffic since it tends to get dirty faster. The good news is that eggshell-finished walls are a lot easier to clean.

- **Satin finish.** A satin or pearly finish is ideal in areas that require a lot of upkeep and cleaning, like bathrooms, kids' bedrooms, kitchens and hallways.

- **Semi-gloss finish.** Semi-gloss finishes reflect lots of light, making your space look bigger and brighter. They also highlight subtle architectural details like woodwork and panelling. While easy to clean, semi-gloss finishes aren't necessarily the most suitable choice for your walls, as they tend to reveal imperfections. Nevertheless, they can be an interesting choice to brighten darker spaces like the basement.

- **High-gloss finish.** A glossy finish is frequently used to accentuate the architectural particularities of a home's interior design.

Lastly, keep in mind that shinier finishes make brush strokes more obvious. If your painting skills leave much to be desired, opt for a matte finish or, better yet, call in the professionals!

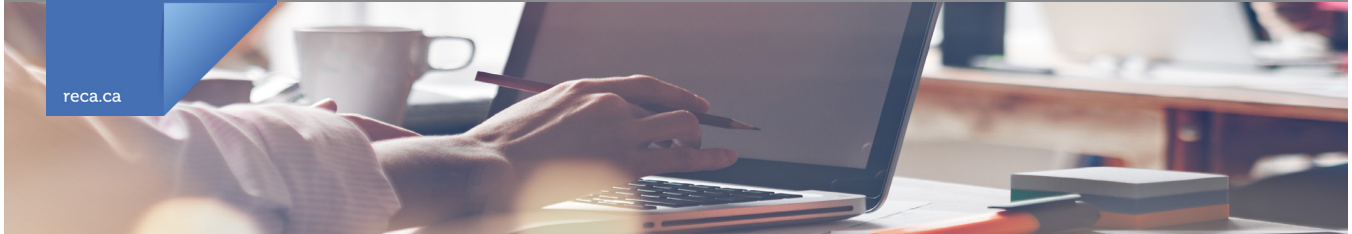


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# ASK CHARLES

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**I hired a real estate professional to sell my home. The seller representation agreement (listing agreement) I signed is for four months. It's only been two months, but I want to terminate the agreement, can I?**

The short answer is yes, but it can be complicated.

The agreement you signed is a legal contract between you and a real estate brokerage to sell your home. It contains a start date and an end date, as well as provisions for ending the agreement early. If you and your real estate professional agree in writing to end the agreement before the end date, the agreement immediately ends.

If you change your mind about selling your home and your real estate professional agrees to end the agreement early, you may be responsible for reimbursing your real estate professional for reasonable expenses they incurred while your property was for sale. Those potential expenses need to be listed on the agreement when you sign it; your real estate professional can't add them after the fact. These expenses may include, but aren't limited to, reimbursement of advertising, measurement, or photography costs.

But, what happens when you want to end your agreement early and your real estate professional doesn't agree?

If you want to end your agreement early because you want to work with a different real estate brokerage, there could be consequences. For example, if you begin

working with another real estate brokerage, and your property sells, your first real estate brokerage could make a claim that commissions are payable to them since the brokerage didn't agree to release you from the obligations of your agreement. You could find yourself owing commission to two brokerages.

Think carefully about why you want to end your agreement early. If it's because you genuinely changed your mind about selling, perhaps your employment situation changed, be open and upfront with your real estate professional. You won't be the first seller who has a change of heart or financial circumstances, but your real estate brokerage is under no requirement to release you from your agreement.

Another possibility is that your real estate professional may agree to a conditional termination of your agreement. Conditional terminations typically require the seller to agree in writing that they won't re-list their property for sale with another real estate brokerage before the end of their original agreement.

If you want to end your agreement early because you and your real estate professional are not working well together or you have concerns about their performance, RECA encourages you to speak to their broker.

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*"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards 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).*





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## Five perks of light wood flooring

Are you torn between installing light or dark wood flooring in your new home? Here are five great reasons to opt for paler floors:

**1.** They're easier to maintain and don't show dirt and signs of wear as much as darker floors.

**2.** They reflect natural light and make a room look bigger and brighter. Pale floors are especially ideal if you intend on painting your walls a darker shade.

**3.** Pale floors complement almost every colour imaginable. They're the perfect choice to highlight vibrant walls. (A white floor creates a beautiful contrast with bright red walls, for example.)

**4.** They give your home a fresh and airy feel — perfect for the bathroom, wouldn't you agree? Furthermore, white is a soothing colour.

**5.** Lastly, pale floors put your beautiful furniture

in the spotlight.

Convinced? Visit a

specialty retailer in your

area to find the perfect

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