

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MAY 17, 2019

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

## 13 GARRISON PLACE

### Beautiful View of Red Deer

Luxurious 2 storey, nanny suite, hidden office, floating staircase and so much more!

**\$1,199,000**



Nicole Dushanek  
403-342-7700



Royal Carpet Realty Ltd.

See page 16 for more details

*Herb garden*

**CENTERPIECE**

A3

*Create family*

**MEAL-TIME TRADITIONS**

A11

*Create a sale-worthy*

**SHOWPLACE**

A15

VIEW OUR E-EDITION ONLINE AT

**www.yourhouseyourhome.ca**




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**Network Realty Corp. 403-346-8900**  
 3608-50 Ave www.networkrealtycorp.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!**
**405, 100 LAKEWAY BLVD**  
 2 beds and a den, 2 baths, 2 PARKING  
 STALLS! 1155 sq. ft. Live at the lake for an  
 affordable price. MLS# CA0165486  
**\$189,900**
**BUNGALOW**  
**19 VOISIN CLOSE**  
 MLS# CA0153944  
**\$649,900!**
**GORGEOUS BUNGALOW**  
**17 RYAN CLOSE**  
 Luxurious 1506 sq. ft. bung. w/5 beds  
 and 3 baths on quiet close. Main floor  
 laundry, hardwood, granite, counters,  
 MB w/ensuite. Fantastic home!  
**\$424,900** MLS# CA0160926

**RECREATIONAL**  
**LOT**  
**#41**  
**WHISPERING**  
**PINES**

 Near golf course and  
 marina at Pine Lake.  
 MLS# CA0160643  
**A steal at**  
**\$49,900!**
**1464 SQ. FT.**  
**BUNGALOW**
**#36 - 173**  
**AUSTIN DR.**  
 Adult, luxury,  
 Lakeside  
 Villas! MLS#  
 CA0152296  
**\$574,900!**
**2308 128 IRONSIDE ST**  
 2 bed, 2 bath, 2 parking  
 stalls. MLS# CA0161957  
**\$199,900!**
**NEW LISTING!**  
**77 TRIMBLE CLOSE**  
 4 beds, 3 full baths, fully  
 finished and RV parking.  
**\$349,900**  
 MLS# CA0164310

**RIVERFRONT**  
**4756 56 STREET**  
 MLS# CA0153943  
**\$949,900!**
**NEAR RIVER TRAILS**  
**74 WILTSHIRE**  
**BOULEVARD**  
 MLS# CA0156712  
**\$474,900!**
**CONDO ON PARK**  
**103 5110 36 ST**  
 MLS# CA0154027  
**\$229,900!**
**REDUCED!**  
**23 JENNER CRESCENT**  
 Stunning newer bi-level, 4 beds,  
 3 baths. MLS #CA0156534  
**\$389,900!**

**Alex Wilkinson**  
 Follow or  
 contact me on  
 f 403-318-3627
**\$344,000****OPEN HOUSE: SAT 2-4 PM**
**14 MAXWELL AVENUE**  
**JUST LISTED!**  
 Location awesome, updates  
 awesome - fully finished with  
 detached double garage!  
**Call Alex!**
**88 TIMBERSTONE WAY**
 Fabulous 2 storey backing  
 onto park. This one has 4  
 bedrooms up plus bonus  
 room!
**\$304,000****23 STEWART STREET**
 Location perfect for this  
 fabulous fully finished Sun-  
 nybrook home just steps to  
 the local school and parks.  
 Home comes with detached  
 double garage!
**JUST \$289,888!****48 ARTHUR CLOSE**
 Fully developed and nicely up-  
 dated home with attached ga-  
 rage. Close to all amenities!  
 NO CONDO FEES! **Call Alex!**
**\$369,900!****33 WINDERMERE CLOSE**
 Fully developed with single  
 car garage close to College,  
 parks and the ranch! Very well  
 kept home features 4 bdms  
 and 3 baths. **Call Alex!**

**Doug Wagar**  
 403.304.2747
**WEST PARK**
 Handyman Special - bungalow  
 & workshop and 75x125 lot!  
**\$190,000**
**ADULTS ONLY!**
 Fully dev. bungalow, double attached  
 garage. 4 pc master ensuite, vaulted  
 ceilings. Priced to sell at **\$339,900!**
**IMMACULATE**
 1020 sq. ft. 3 bed, 2 bath  
 duplex. Fully finished, 24x24  
 garage! **\$255,500**
**VERY SPECIAL SUPER CLASSY ACREAGE**
 on pavement & mins to Red Deer.  
 Walkout bungalow with triple garage  
 and beautiful views. **\$695,000**
**FOR A FREE MARKET EVALUATION,  
 CALL DOUG WAGAR AT 403.304.2747**

**Janice Mercer**  
 403.598.3338

**215 60 LAWFORD AVENUE**  
**\$169,500**

 CA0164126, South side Condo, looking  
 on to park

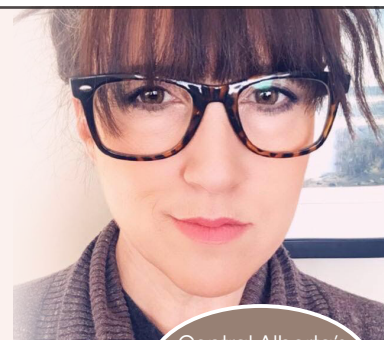
**52 OAKDALE PLACE**  
**\$569,800**
**OPEN HOUSE: SUN, MAY 19, 2-4 PM**
 CA0162548. TED OLSON Executive  
 Bungalow on a close backing on to path.

**97 VINTAGE CLOSE, BLACKFALDS**  
**\$399,800**

 CA0161586. Walk out modified Bi level  
 backing on to treed reserve

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**To advertise call Stephanie at 403-309-5451**

 Central Alberta's  
**OPEN HOUSE LISTINGS**


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

**Barb Munday**

**ROYAL LePAGE**  
 NETWORK REALTY CORP.

**Open House: Sunday, May 19, 2-4 pm**  
**67 DAWSON STREET, RED DEER**

1376 SQ. FT. Fully finished bi-level, front attached double garage, elevated master bdrm w/ ensuite, 4 additional bdrms, family room with fireplace, basement entrance from garage and from back laundry area. Needs some upgrading so we reduced to **\$344,444**. Close to all amenities, come take a look at the potential.

**Call Barb for further details.**
**Call me "Munday": Call me "Anyday"**  
**403-598-7721 | bmunday@shaw.ca**

**ROYAL LePAGE**
**CANADA'S**  
 REAL ESTATE COMPANY


# Herb garden centerpiece



Fresh herbs can transform the flavour of favorite recipes and add a fresh spark to one's palate when used during cooking or as a garnish. People who may not have the space or the inclination to create an outdoor garden should know that many herbs can be grown successfully indoors.

Small in size compared to outdoor gardens, indoor herb gardens can be grown on a windowsill. Indoor herb gardens also can be housed in decorative containers, serving double-duty as living centerpieces on kitchen or dining room

tables. Start by finding a container that fits your decor. Punch holes in the bottom, if necessary, to allow for proper drainage. Line the bottom of the container with gravel or perlite to help with drainage, then top with potting soil. Position small herb plants and fill in with extra potting soil. Sage, thyme, dill, and rosemary are good starters, but any herbs will do. Add a top-dressing of peat moss to assist with water retention and help the plants thrive. Place the container in your desired location and enjoy the welcoming aromas and fresh herbs at your fingertips.





*Bett Portelance*



*120 Andrews Close*

1149 SQ. FT. 1/2 DUPLEX  
BUNGALOW, 5 BDR, 3 BATH,  
ATTACHED GARAGE



*6 Ladwig Close*

919 SQ. FT. BI-LEVEL,  
3 BDR, 2 BATH,  
LARGE DETACHED GARAGE



*70 Ainsworth Crescent*

1177 SQ FT BI-LEVEL, 4 BDR,  
3 BATH, ATTACHED GARAGE  
& 1 DETACHED

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



## Quiet home noise with **soundproofing**

Many people want their homes to be comfortable, relaxing retreats. While much thought will be given to layout and decor, the noises in and around a house also can affect how enjoyable a space is or isn't.

Certain offenders are driving up the noise levels in homes. New building materials that are lighter than those used in the past can make it easier for noise to travel between rooms. In addition, open floor plans make it easy for noise to travel from room to room, while handheld personal devices can make rooms noisy. Homeowners who want more peace and quiet in their home can take the following steps.

### Add more drywall

Homeowners may not be able to add walls of sturdy brick to block sounds, but they can add more drywall in noisy rooms. Consider adding more drywall to a library or reading nook. The home improvement resource HomeLogic notes that drywall can be used to isolate noisy rooms, such as those where kids practice playing musical

instruments.

### Beef up dense materials

Heavy curtains, fluffy furniture and thick carpets can make rooms quieter because they help absorb sound waves. Such items and materials also can help prevent echoes. Bare walls and floors will only make sounds bounce around.

### Seal holes and cracks

Noises from outside can sneak around gaps in windows, doors and siding. Making sure gaps are sealed will not only make a home more energy efficient, but also help block out some exterior noises.

### Fix squeaky floors

Wood floors can shrink and expand, leading to movement and the development of squeaky areas. By fixing squeaky floors, homeowners can reduce noise created when people walk through their homes.

Soundproofing a home can be a relatively easy and effective DIY project.



**DEBORAH HANSEN**

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ESTATE TEAM  
(since 1986)



TEXT OR CALL  
**403-358-9999**

### 427 Jenkins Crescent



#### ADULT / SENIOR HOME

Custom built, original owner, sparkling & meticulously maintained, developer put in everything - the cheque book was open when this was built, fully developed, walk out bungalow, 3 bedrooms, 2 baths, main floor laundry, fireplace, in floor hot water heating, additional parking.

THE BEST TIME  
TO BUY A  
HOME IS  
ALWAYS FIVE  
YEARS AGO.

RAY BROWN



**403.358.9999**

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ESTATE  
TEAM  
SINCE 1986



**WINNING BRAND  
WINNING PERFORMANCE**  
Solicitation not intended





## *How to choose the right window treatments for your home*

Plantation shutters? Mini-blinds? Cafe curtains? Formal draperies? Homeowners' options in regard to window treatments for their homes are extensive, which can make outfitting home interiors challenging for novice decorators.

Some people do not pay a lot of attention to window treatments, failing to realize just how great an impact the right window treatments can have on a space. According to the design experts at Hunter Douglas, window treatments are often an afterthought because residents may not consider them necessities. As a result, homeowners may install whatever is on hand or accept window treatments that came with a house or apartment. But ignoring window treatments, especially when they can fulfill certain needs, is a missed design opportunity.

One of the first steps to choosing window treatments is determining your end goal. Is privacy your main goal? Are you seeking more natural light in a room? Is there too much light and you need to darken the room? Window treatments can serve multiple functions, and some treatments may make better fits depending on homeowners' ultimate goals.

### **Semi-sheer window treatments**

Semi-sheer window treatments are often fabric and can help brighten rooms with natural light but offer little privacy. They're usually appropriate for spaces where people gather, such as living rooms, dens or dining rooms. Semi-sheer curtains may be paired with another complementary window treatment so privacy can be customized as needed. For example, sheer curtains let light into a bedroom, but shades can be drawn at night.

### **Maximum privacy**

Bedrooms, work spaces or bathrooms can benefit

from extra privacy. While some people may think that privacy comes at the cost of light, that's not always the case.

Functional curtain panels can be drawn closed when privacy is desired and then opened to let in light. The thickness of the fabric will also dictate the amount of privacy the panels create.

Tiers are hung on a short rod-pocket panel and usually cover the lower one-third of a window. They're popular choices to let light in from the top, but obscure views from the bottom portion of the window.

Cellular shades are another option that provide privacy but still let light in. Cellular shades come in hard and fabric varieties and their use depends on the room. Many cellular shades are constructed with a honeycomb design, offers the design resource Houzz, so they can insulate as well as decorate windows.

### **Blackout shades/shutters**

Perfect for rooms where babies nap, shift workers rest during daylight hours or external lights, such as that from a street lamp, need to be blocked out, blackout shades do just what their name implies. A dense fabric lining helps keep light out entirely.

Shutters also can block out light but add to the character of the room. They can be painted a bright color to make a statement or match wall colors to blend in seamlessly.

When selecting window treatments, shoppers can choose retail options or custom treatments. Many designers recommend custom window treatments because they are measured, manufactured and installed specifically for homeowners' windows. However, there are many DIY options available at budget-friendly retailers.

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

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 <p>CA0162499</p>	 <p>CA0156489</p>	 <p>CA0158425</p>
<p><b>Beautiful Character Home on a Huge Lot</b>  <b>WASKASOO</b>          4758 56 Street <b>\$449,900</b></p>	<p><b>2-Bedroom Legal Suite w/Single Garage</b>  <b>VANIER EAST</b>          43 Veronica Close <b>\$689,900</b></p>	<p><b>Luxury at its Finest</b>  <b>LAREDO</b> 53 Larratt Close  <b>\$1,189,900</b></p>
<p><b>LET ME MOVE YOU</b> <b>RE/MAX</b> real estate central alberta <b>Mitzi Billard (403) 396-4005</b></p>		

 <p><b>Barb McIntyre</b>  <b>403.350.0375</b>  <b>RE/MAX</b>          real estate central alberta          4440 - 49 ave., red deer          403.343.3020</p>	<p><b>OPEN HOUSE!</b></p>  <p><b>57 Prospect Close, Blackfalds</b>  <b>\$324,900</b>  <b>SUPER CLEAN AND MOVE-IN READY!</b>          2 beds up plus 2 down with in-floor heat! Great value with many features. A must see!  <b>OPEN HOUSE: Sunday 1-3 PM!</b></p>	<p><b>OPEN HOUSE!</b></p>  <p><b>336 37543 England Way, Red Deer</b>  <b>\$129,900</b>  <b>QUIET COUNTRY ADULT LIVING!</b>          Welcoming adult mobile in Waskasoo Estates. Fabulous upgrades, 3 beds, 2 baths.  <b>OPEN HOUSE: Saturday 1-3 PM!</b></p>
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	<p><b>Ivan Busenius</b>  <b>403.350.8102</b>  <b>RE/MAX</b> real estate central alberta          4440 - 49 ave., red deer • 403.343.3020</p>
<p><b>NEW LISTING!</b></p>  <p><b>OPEN HOUSE</b></p> <p><b>NEW LISTING!</b></p>  <p><b>OPEN HOUSE</b></p>	<p><b>121 Waskasoo Estates   \$109,900</b>  <b>IMMACULATE 1450 SQ FT HOME</b> with everything you need, including 2 decks, and set in a great location walking distance to Costco.  <b>Come see it Saturday from Noon - 3 PM.</b></p> <p><b>22 Richards Crescent   \$319,900</b>  <b>FULLY DEVELOPED BI-LEVEL</b> with walk up basement, large pie shaped yard, huge double heated garage, large deck and set on a quiet crescent. YOU need to see this!  <b>Come see it Sunday from 1-3 PM.</b></p>

**YOUR HOUSE YOUR HOME**



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## OnTrack Realty

# Going above and beyond

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### www.coldwellbankerreddeer.ca

### 403-343-3344



**Dale  
Stuart**  
403-302-3107

#36 369 INGLEWOOD DR



**\$239,900**

A well priced and great starter or empty nester home. This immaculate two storey condo offers 3 bdms (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



**\$369,900**

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 bdms, 3 baths, walk-in closet, underslab heat in bsmt, 22x24 attached garage.

259 KENDREW DRIVE



**\$227,900**

This 1/2 Duplex is a great starter home. It offers 3 bdms, 2 baths, an open floor plan, main floor laundry, and all appliances included. Has fully fenced yard, nicely landscaped, two sheds & lots of rear parking. Close to two public playgrounds, schools, and a bus route.

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

## "May Flowers"

## Hmmm!! Maybe Time to MOVE...

Call: Ann Craft

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## Buying or Selling



**COLDWELL  
BANKER**  
OnTrack Realty



*Margaret  
Comeau*  
403-391-3399

*Dream!*



**\$349,900**  
**5870 41 STREET  
CRESCENT**

Family lifestyle!  
Hardwood, new decor,  
4 beds, 2 baths, custom  
cabinets and a 24x26  
garage.

*New Condition*



**\$364,000**  
**90 PINE CRESCENT,  
BLACKFALDS**

Spacious open plan of  
living room and kitchen,  
4 beds, 3 baths, custom  
cabinets. Across from a  
playground, fenced.

*Reduced!*



**\$379,000**  
**39310 RR 250,  
LACOMBE COUNTY**

Acreage, 11.91 acres with  
updated house, shop and  
two metal barns. Short  
distance from Red Deer.

*Raven River Runs By*



**\$475,000**  
**NEARLY 6 ACRES**

High land overlooking a  
beautiful river! 3 bed plus,  
spotless, wood burning  
stove, large family room,  
double detached garage,  
new condition, private  
getaway. Immediate  
possession, sunset beauty,  
treed.

*Upgraded*



**\$265,000**  
**56 LARNE PLACE,  
PENHOLD**

5 Bedrooms, 1 bath, large  
family room, 2 tiered deck,  
27x27 heated garage,  
quick possession, fenced.



RedDeerLawyer.com



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Professional Corporation  
Barrister & Solicitor

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# Considering an energy audit?

## *Get informed*

Overconsumption of energy is a problem that plagues many homeowners. Wasting energy can hurt homeowners' bottom lines and the planet. But many homeowners aren't aware just how much energy their homes are consuming and even wasting. That's why a home energy audit can be so important.

A home energy audit or assessment investigates just how much energy a home consumes so homeowners can make their homes more energy efficient. Audits identify where energy is being wasted and can offer suggestions to fix the problem.

The U.S. Department of Energy advises that the average U.S. household consumes around 90 million btus in a year. Of the energy used in homes, nearly 50 percent goes to heating and cooling. Water heating, appliances, electronics, and lighting account for the remaining consumption. Consumers can save between 5 and 30 percent on home energy bills by getting a home energy audit and making the adjustments advised by auditors.

There are two types of energy audits: professional and do-it-yourself. Professional auditors will go room-to-room to assess a home's energy use. Typical testing includes thermographic scans and infrared cameras to determine air leakage and insulation; a blower door test, which depressurizes the home and simulates the effect of a 20 mph wind to find air leaks; and watt meter measurements to test energy usage by various devices throughout the house.

Before an auditor comes to the house, homeowners can make a list of any problems or concerns they want to discuss with the auditor. The auditor also may interview the homeowner to learn about how the home normally runs and can analyze energy

bills to determine typical energy consumption. Windows, doors, HVAC systems, insulation, fireplaces, and lighting fixtures all may be assessed during a professional audit.

Even though a professional audit is usually the best way to determine where a home is losing energy, homeowners can conduct their own audits to detect and fix problems. Locating and sealing air leaks, addressing inadequate ventilation, checking that insulation levels and vapor barriers are at recommended levels, and inspecting HVAC systems should be part of any DIY audit. If a heating/cooling unit is more than 15 years old, the DOE suggests having it replaced with a newer, energy-efficient unit.

An energy audit can identify areas around a home where improvements can be made to reduce energy consumption and waste. Upgrading to new appliances, replacing light bulbs, sealing drafts, improving insulation, and addressing moisture and water leaks can be good for the environment and help homeowners save money.





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MAY 18

### RED DEER

14 Maxwell Avenue ..... **2:00 - 4:00 pm** ..... Alex Wilkinson ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 318-3627 ..... \$344,000 ..... Morrisroe  
 33 Windermere Close ..... **11:00 - 1:00 pm** ..... Alex Wilkinson ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 318-3627 ..... \$369,900 ..... West Park Ext  
 #336 37543 England Way .. **1:00 - 3:00 pm** ..... Barb McIntyre ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 350-0375 ..... \$129,900 ..... South Red Deer  
 302 Dustin Street ..... **1:00 - 3:00 pm** ..... Cindy Vander Linden ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 506-7355 ..... \$329,900 ..... Deer Park  
 121 Waskasoo Estates ..... **12:00 - 3:00 pm** ..... Ivan Busenius ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 350-8102 ..... \$109,900 ..... South Red Deer  
 20 Ash Close ..... **1:00 - 3:00 pm** ..... Kim Fox ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 506-7552 ..... \$995,000 ..... Anders Park East  
 202-30 Carleton Ave ..... **12:30 - 2:00 pm** ..... Marina Kooman ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 341-0004 ..... \$231,900 ..... Clearview Ridge  
 85 Cameron Crescent ..... **2:30 - 4:00 pm** ..... Marina Kooman ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 341-0004 ..... \$270,000 ..... Clearview Meadows  
 91 Timberstone Way ..... **11:00 - 1:00 pm** ..... Rick Burega ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 350-6023 ..... \$374,900 ..... Timberstone  
 47 Goodall Avenue ..... **12:00 - 2:00 pm** ..... Bob Wing ..... CENTURY 21 ADVANTAGE ..... 391-3583 ..... \$232,900 ..... Glendale Park Estates

### SATURDAY, MAY 18

### OUT OF TOWN

1 Sylvan Lake ..... **2:00 - 4:00 pm** ..... Jacqui Fletcher ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 896-3244 ..... \$684,900 ..... Sylvan Lake

### SUNDAY, MAY 19

### RED DEER

67 Dawson Street ..... **2:00 - 4:00 pm** ..... Barb Munday ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 598-7721 ..... \$344,444 ..... Deer Park  
 22 Richards Crescent ..... **1:00 - 3:00 pm** ..... Ivan Busenius ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 350-8102 ..... \$319,900 ..... Rosedale  
 52 Oakdale Place ..... **2:00 - 4:00 pm** ..... Janice Mercer ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 598-3338 ..... \$569,800 ..... Oriole Park  
 91 Timberstone Way ..... **2:00 - 4:00 pm** ..... George Smith ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 350-7038 ..... \$374,900 ..... Timberstone

### SUNDAY, MAY 19

### OUT OF TOWN

57 Prospect Close ..... **1:00 - 3:00 pm** ..... Barb McIntyre ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 350-0375 ..... \$324,900 ..... Blackfalds  
 1 Sylvan Lake ..... **2:00 - 4:00 pm** ..... Jacqui Fletcher ..... ROYAL LEPAGE NETWORK REALTY CORP ..... 896-3244 ..... \$684,900 ..... Sylvan Lake

### MONDAY, MAY 20

### OUT OF TOWN

5606 51 Ave ..... **1:00 - 3:00 pm** ..... Marina Kooman ..... RE/MAX REAL ESTATE CENTRAL ALBERTA ..... 341-0004 ..... \$364,000 ..... Clive

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

View our complete publication ONLINE at

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



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Red Deer  
Office

### Why use a Mortgage Broker?

Because I don't work for a bank. I work for **you**. I use a wide variety of lenders, so through me you will have access to a **mortgage for a 1st or 2nd home, renew an existing mortgage with or without extra funds to renovate, or buy a fixer-upper to renovate. New to Canada? I can help. Ease the process of any of those transactions ... get pre-approved.**

**YOUR CHOICE OF MORTGAGE, YOUR CHOICE OF LANGUAGE | English - Français - Español**

# CENTURY 21 Advantage

4747 67 Street, Suite 905 | 403.346.0021 | Advantage@century21.ca



**BOB  
WING**

403-391-3583

## CENTURY 21 Advantage

21 photos of every property

Parkland Mall,  
Red Deer



NOW \$234,900

### 56 COSGROVE CLOSE

FULLY FINISHED, ADULT BUNGALOW: CLEARVIEW  
1 bedroom + den, 2 bath, end unit in clean condition  
with nice oak kitchen, gas FP, MF laundry, double  
vaulted ceilings, finished basement, garage, covered  
deck with a view of the park and NO CONDO FEES!



OPEN HOUSE: SATURDAY, 12-2 PM

\$232,900

### 47 GOODALL AVENUE

ATTRACTIVE GLENDALE 2 STOREY!

Well kept 3 bed/3 bath family home with upgraded  
vinyl windows, main floor laminate, attached garage,  
fenced yard and on a quiet street near schools, parks,  
transit and the new Northside Community Center!

**"SENIORS REAL ESTATE SPECIALIST" Designation!**



# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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## Create family mealtime traditions

Family dinners are a tradition that may not be as common as they once were. A 2016 Harris Poll found that family dinners were on the decline, with 59 percent of respondents reporting that their families sat down for fewer family dinners today than they did when respondents were growing up. But there is hope that family meals can become trendy once again.

Family mealtime is more beneficial than people may know. Studies have shown that family meals can strengthen familial bonds by providing a time when the entire family can be together. Young children who routinely enjoy mealtime with their families may develop a sense of security and belonging. In addition, a recent study from researchers at Columbia University found that 71 percent of teens said they consider talking, catching up and spending time with family members a key part of family dinners.

The American College of Pediatricians says the family table is one of the few places children can observe their parents interact, solve problems, negotiate, and express emotions. Those who want to make family meals part of their routines can consider these tips.

- **Celebrate your ethnic culture.** One enjoyable way to spend time together and learn more about what makes your family tick is to focus on cultural meals when dining. Set aside one day each week to prepare ancestral meals as a family. Enlist the help of the children when preparing meals and play some traditional music while cooking and dining.
  - **Make it kids' choice.** Allow children to choose the menu on certain days off the week. Give them the responsibility of choosing the recipe and take them along to shop for the ingredients. Children who help plan and prepare meals can learn valuable life skills and learn how to make smart food choices.
  - **Dine out when you can.** Make excuses to dine out. Set up a white board in a high-traffic area of the house. Each family member can jot down a restaurant they want to try. Then once or twice a month pick from the list and hit the town. Nights out give children a chance to practice their social skills and behavior while providing families a chance to connect.
- Family meals pay various dividends. Finding time to dine together can help parents build strong families.



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## *Did you know?*

Spring cleaning is a ritual that many people participate in as the last vestiges of winter disappear. Spring cleaning is a time to open windows, deep clean rooms and closets and take down and launder window treatments and linens. Others use spring cleaning as a time to sort and donate or discard clutter that might have accumulated over the winter.

Even though spring cleaning seems like a modern invention, the act of spring cleaning is believed to have originated centuries ago. Some say that the ancient Chinese cleaned in preparation for their New Year as they hoped to wipe away any bad luck and misfortune from the previous year. Similarly, the ancient Hebrew practice of thoroughly cleansing a home before the springtime feast of Passover may have evolved into the spring cleaning we know today.

Another possible connection is the tradition of "shaking the house clean" in Iran. Iranians celebrate Now Rouz (Persian New Year) with many different rituals, one of which involves buying new clothes and cleaning every corner of the family home to signify renewal.

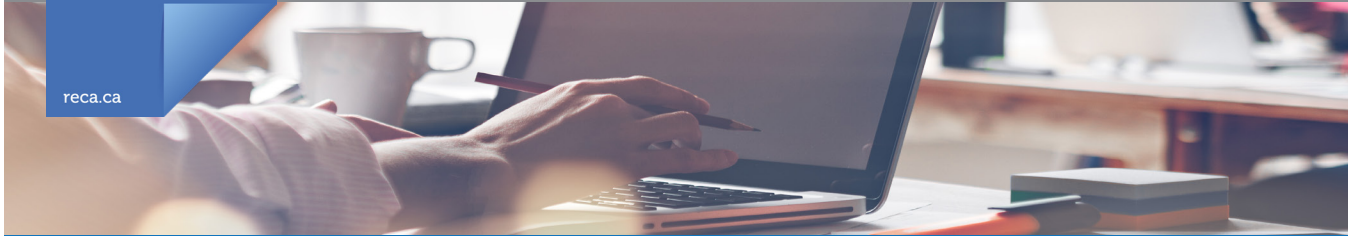


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# ASK CHARLES

The authority for a positive real estate experience.



**I made an offer on my dream home and stopped looking at other properties. My offer was not accepted, and I later learned the house was already conditionally sold at the time I made my offer. Doesn't the seller have to tell me the house is conditionally sold before I make an offer?**

No. Sellers do not have to disclose to buyers if their property is conditionally sold to another buyer.

Sellers are in the driver's seat when it comes to disclosing the status of their property's listing, and that includes whether they disclose when it is conditionally sold. If the seller instructs their agent not to disclose to buyers that their property is conditionally sold, the seller's agent must follow those instructions.

Remember that conditionally sold is not the same thing as sold. If the conditional offer falls through, the seller has to begin the process of attracting potential buyers again. But, if they continue to market the home while it is conditionally sold, they increase their chances of having a backup offer from another buyer in the event the first buyers don't waive their conditions.

I understand this was your dream home, you stopped looking at other properties once you made your offer, and it's frustrating to not get the home, but your agent should have advised you of the possibility of the property being conditionally sold. In doing so, they could have advised you of other possible courses of action.

While a seller isn't required to disclose that their property is conditionally sold, your agent can always ask if it is. In that case, the seller has two options – they can instruct their agent to answer the question – and if doing so, they must answer it honestly and not lie. Or, they can instruct their agent to refuse to answer. If the seller's agent refuses to answer the question, you can probably read between the lines. Choosing not to answer the question can be an answer in itself.

So, what do you do in the event you find a home you want to see, but you're worried about it being conditionally sold?

If you love the home, go see it even if it is conditionally sold. This way, if the first conditional sale falls through, you'll be prepared to make an offer right away. Or, even submit an offer as a backup so that it's considered as soon as the first sale falls through.

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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).*

# Green options in home siding

If new siding is on the list of must-do home projects this year, there are many factors to consider. Though it's a transformative renovation, replacement siding is a significant and potentially expensive undertaking. Therefore, careful consideration must be given to the materials used and their maintenance, longevity, insulation factor, and cost. Many homeowners also want siding that is eco-friendly.

Sustainability is an important consideration for many homeowners. Data from the National Association of Home Builders' "Green Multifamily and Single Family Homes 2017 SmartMarket Brief" indicates that at least one-third of single-family and multifamily home builders who were surveyed said that green building is a significant portion of their overall activity (more than 60 percent of their portfolio). By 2022, this number should increase to nearly one-half in both the single-family and multifamily sectors. Green building has become an important and established part of the residential construction sector.

Where siding is sourced, the materials that go into its fabrication and how well that siding insulates a home are key aspects of its "green factor." The following are some of the more sustainable options in home siding.

## Reclaimed timber

A house sided with clapboard, or a log cabin-inspired look, is iconic. These types of siding are typically made from insect-repellant pine, cedar, cypress, or redwood. While lumber certified by the Forest Stewardship Council is environmentally friendly, homeowners may want to seek out reclaimed lumber. This wood has history and causes very little environmental impact. Plus, timber salvaged from old buildings or fallen trees may be superior to new wood because it likely came from slow-growing, old trees with dense grain.

## Brick

Avoid any negative environmental impact by choosing locally produced or reclaimed bricks — or those made from post-consumer content. The longevity of bricks can often offset the energy expenditure in their manufacture. Plus, many bricks are made from natural clay, which can be an excellent insulator.



## Stucco

HouseLogic says traditional stucco is made from sand and Portland cement mixed with water to make a usable plaster. It's tough and durable — often lasting the life of the house. Eco-friendly variants include stucco made with an earth-and-lime mixture, offsetting the CO2 emissions associated with cement production. Stucco can reduce air infiltration that causes drafts in a home.

## Fiber-cement

Fiber-cement is similar to stucco in that it is made from sand, Portland cement, clay, and wood pulp fibers. It can be fire-resistant and insect-proof and will not rot. It's a stable material that can recover almost 80 percent of the initial cost, according to the National Association of Realtors®.

## Stone

This nonrenewable resource can be beautiful on a home and durable, but mining it can impact the environment. If homeowners can use reclaimed or displaced stone, those are more sustainable options. Manufactured stone, which is cement and other materials molded to look like stone, is also aesthetically appealing and more eco-friendly.

Replacing siding is a significant undertaking. Homeowners can consider sustainability when selecting replacement siding materials.





The sentiment “don’t judge a book by its cover” can be applied to many situations. When it comes to selling their homes, homeowners should remember this adage as they prepare their homes for prospective buyers.

The Canadian Real Estate Association said a record 536,118 residential properties changed hands in 2016, marking a 6.3 percent increase from 2015.

Homeowners who want to make their properties stand out can take the following steps.

### **De-personalize the home.**

Homeowners fill their spaces with family photos, heirlooms, personal interests, and other conversation pieces. Prospective buyers may not be able to see past personal belongings and may even be distracted by them. For example, buyers who have strong beliefs about animal welfare may not buy a home displaying hunting trophies. Remove personalized items where possible, replacing them with generic items.

### **Improve the exterior.**

HGTV says that curb appeal is crucial to making a strong first impression. A messy or lackluster landscape can turn buyers away even before they reach the front door. Mow the lawn and make sure shrubbery has been trimmed. Seasonal potted flowers and plants can help make the house look polished. Repair cracks or damaged walkways, and consider a fresh coat of paint on trim around windows and doors. Pressure-wash siding if necessary.

### **Put things in storage.**

Rent a storage unit to house items that can make a home appear cluttered. Clean out closets and cabinets, so that when buyers “snoop” during appointments or open houses they see orderly storage areas. If closets are brimming with stuff, buyers may assume the house doesn’t have enough storage space and move on.

### **Make it light and bright.**

Open up all of the drapes and blinds, and turn on overhead lights so the house is well-lit. Add table lamps or other fixtures to especially dim rooms.

### **Create a hotel experience.**

Forbes suggests making bathrooms look like a spa. Stack a few pretty washcloths tied with ribbon, add some scented candles and faux plants and buy bathmats and towels in coordinating tones.

Remove extraneous items from kitchen counters and replace them with vases of flowers. In addition, set up dining spaces as if one were sitting down to a meal, and ensure appliances are sparkling clean.

### **Use common ‘scents’.**

Skip the fish, bacon or other aromatic meals for a few days, as such foods can leave lingering aromas. Baked goods, vanilla and cinnamon might make for more appealing scents.

Making a home sell fast involves preparation and the knowledge that buyers are often greatly influenced by their first impressions.



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