

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

JULY 19, 2019

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

## 57 PROSPECT CLOSE, BLACKFALDS

### Exceptional Value!

Fully developed 4 bed, 3 bath  
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*How to build your*  
**HOME BAR**

**A4**

*How to level an*  
**UNEVEN YARD**

**A8**

*How to protect*  
**WOOD FLOORS**

**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
**39 HILL CRESCENT**

Large 2 storey, 4 Bdrms up! Backing onto the trees! A must see! - Fully finished with att. double Garage!

**Call Alex!****84 THOMPSON CRESCENT**

This fabulous walk out home is fully finished with nice upgrades and bright up!!! Backing onto park. open plan.

**Call Alex!****88 TIMBERSTONE WAY**

Great space with 4 bedrooms and a bonus room nice upgrades and bright up!!! Backing onto park.

**Call Alex!****23 STEWART STREET**

Location is perfect for this fabulous fully finished Sunnyside home just steps to the local school and parks. Home comes with detached double garage!

**4607 49 STREET**

Downtown Red Deer is the place to live, work, play and do business - charming 613 sq. ft. bungalow.

**Call Alex!**

Towering spruce trees & privacy on this 1.5 acre park-like setting just minutes from Red Deer. 1832 sq. ft., 5 beds, 3 baths, walkout bungalow - w/dble. att., garage. MLS#CA0171902



4 level split, dbl. att. heated gar., south exposure. 4 beds, 3 baths, larger lot, stunning park-like yard. MLS# CA0170912



1247 sq. ft. modular home located on its own large pie lot in a private and quiet close. No condo or lot fees! 3 beds, 2 baths, heated double garage. MLS#CA169581



Stunning two-storey w/full forest for a back yard. Many upgrades - an acreage in the city! MLS#CA0168393

FOR MORE INFORMATION ON THESE AND ALL MY OTHER LISTINGS PLEASE GO TO

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**WONDERFUL LOCATION** on a close! Fully dev. bi-level, double att. garage. Underfloor heating. **Priced to sell at \$349,900**



**LOVELY ADULT HOME** Double att. garage! A vaulted ceiling, gas fireplace, 3 beds, 3 baths. Shows great! **\$329,900**

**ROSEDALE ADULT DUPLEX!**

Backs onto park, 2 beds, den, 2 baths, gas fireplace. A nice place to live! **\$279,900**

**CLOSE TO BOWER PONDS!**

2 bed condo! Gas FP, large balcony, super revenue! **\$74,900**

**ROCKY!**

Beautiful 2 bed, 2 bath condo! Gas FP, covered balcony. Thousands below competition! **\$160,000**

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


**ADULT GATED COMMUNITY IN ANDERS ON THE LAKE!** Custom bungalow with open plan with spacious kitchen onto great room. Master bdrm has 5 pc ensuite. Front den & main floor laundry makes this a perfect main floor. Bsmt fully dev. with 2 bdrms & large family room. 2 gas FP, all for only **\$534,900**

**IMMEDIATE POSSESSION**

on this immaculate 1/2 duplex! Double att. heated garage plus a large RV parking area. Bright open plan, vaulted ceiling, huge master bdrm, basement totally completed with 2 bdrms, huge family room & 4 pc bath. All for only **\$299,500**

**RARE FIND! EXECUTIVE 1/2 DUPLEX**

in an adult gated community in Deer Park. Backs onto a park reserve. Open kitchen, granite counter tops, huge island, front den, main floor laundry. Bsmt is totally dev. with family room, games room, bdrm & 3 pc bath! Air cond. It doesn't get any better than this! Only **\$444,900!**

**CALL LES AT 350-1932 TO VIEW, OR FOR MORE INFORMATION ON THESE LISTINGS!**
**174 ASMUNDSEN AVENUE**

Beautiful inside and out. Open floor plan with high ceilings and top end finishes, a real must see. CA0165019. **\$629,900**

**35358 RR 283**

Great potential land 100 acres across Hwy 11 from Alberta springs Golf. Pavement to your driveway. CA0157626. **\$1,199,900**

**0 RR 282**

Between Penhold and Innisfail, 4 acres, just off pavement, great place to build. Great views to the west. CA0162156. **\$269,900**

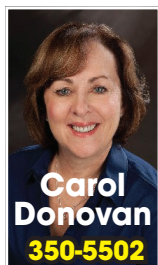
**2101 19 AVENUE**

Great starter home in Delburne, 1500 sq. ft. double wide, large lot, 3 bedrooms. CA0170860. **Only \$169,900**

**CALL BOB FOR A FREE EVALUATION! www.bobgummow.net**



**Network Realty Corp. 403-346-8900**  
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#### 61 Roberts Crescent



Excellent Starter Home on a quiet crescent. Four level split with four beds and two baths. Third level family room with a fireplace and access to the back south facing yard. Excellent opportunity! **\$219,900.**

#### 70 Dunlop Street



VERY WELL MAINTAINED! Located close to services, amenities, schools and the Collicutt Centre. Recent upgrades include furnace, shingles, hot water tank, electrical and plumbing. 3 beds, 3 baths and a beautifully landscaped back yard. Separate entrance to the downstairs. **\$299,000**

#### 4 Isaacson Crescent



Attention Families! Don't miss this 1200 sq.ft fully finished bi-level with 5 beds and 3 baths. Open concept kitchen dining with access to a south facing deck. Concrete parking pad, air conditioning. The basement has 9' ceilings and another full bathroom, under floor heat is roughed in. **\$329,000**

#### 334 Spruce Street



Outstanding Value!! Brand New End Unit & NO CONDO FEES. Three Bedrooms and three bathrooms. Spacious and open design with eating bar/island, and gorgeous cabinets. Four New stainless appliances, covered deck and a fully fenced yard!! **\$239,900**

#### 17 Portway Close



Exceptional Bi-level WALK OUT BASEMENT! Vaulted ceilings, modern bright kitchen with plenty of storage! Huge deck off the kitchen. Tastefully decorated home with quality finishing throughout. Master bdrm features a huge walk in closet and spacious bright ensuite. **\$429,000**

## Steps to take before leaving recyclables at the curb

Recycling will play a vital role in the future of the planet. As climate change continues to threaten the long-term health of the planet, the necessity to recycle and reuse only becomes more paramount.

According to the Environmental Protection Agency, decomposing garbage, such as that which finds its way into landfills, generates methane. Methane is considerably more effective at trapping heat in the Earth's atmosphere than carbon dioxide and contributes heavily to climate change. By recycling items rather than discarding them, people can play an active and effective role at combatting climate change. In addition, recycling helps cut back on the release of harmful greenhouse gases that are produced during the manufacturing process. Community recycling programs have been around for decades in many communities, and these programs are only as effective as the people who recycle. Learning how to treat common recyclables before depositing them into designated recycling bins can help people ensure their efforts are having the impact they intended.

- **Rinse jars, bottles and cans.** Items that are not rinsed before they're placed in recycling cans run the risk of contaminating everything within. While each community



program is different, recycling bins deemed contaminated may be redirected to landfills. Residential Waste Systems, a Connecticut-based trash and recycling removal firm, recommends rinsing all jars, bottles and cans that contain visible residue before depositing them in the recycling bin.

#### • Learn which items can be recycled.

Contact your local recycling firm for a list of items that can and cannot be recycled. Many people unknowingly deposit items that cannot be recycled into their

recycling bins, potentially contaminating their bins and rendering them more likely to end up in a landfill than a recycling center. By contacting your recycling center in advance, you can reduce the risk that all your hard recycling work will be for naught.

- **Inspect paper products.** If various paper products are accepted by your local recycling center, you must still inspect them before placing them in your recycling bin. For example, a pizza box may be recyclable, but likely isn't if it's covered in grease. Inspect each potentially recyclable paper product to make sure there's nothing present that might lead to it being designated as contaminated.

Recycling is a simple step many people can take to promote the long-term health of the planet.



*Bett Portelance*



*120 Andrews  
Close*

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

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# How to build your home bar

Many people enjoy opening their homes to friends or family. In fact, according to the National Eating Trends survey and custom research by the NPD group, in 2016 the average person ate 38 meals at other people's homes.

Knowing how to cook, set the mood and entertain is increasingly important for many homeowners. Installing and outfitting a home bar can provide guests with the features of a night out, only without the crowds or bar tabs that come at the end of the night. A home bar is a place where hosts and their guests can gather and enjoy great conversation. Such a spot also can serve as a neighborhood hangout — a smart choice for those who want to indulge safely and not have to drive home afterward.

Creating a home bar need not be a difficult project. By investing in basic equipment, stocking up on preferred liquors and gaining some mixology expertise, hosts can impress and entertain their guests.

## Establish a bar setup

Home bars can range from rolling carts to built-in wet bars to a single tray of items. Space in a home will dictate the kind of bar homeowners can have. Rolling bar carts are popular and versatile, and they can be kept stationary or rolled in and out of a room as needed. If a bar cart is open, organization is key, as you don't want it to look unkempt.

A full-blown wet bar will require more construction, including plumbing and electricity if you need outlets for plugging in appliances. Wet bars are ideal in dens, renovated garages and finished basements.

## Stock up on equipment

A new home bar requires barware and glassware.



Various drinks are best served in requisite glassware and prepared with the right equipment. A home bar will benefit from a muddler, jigger, cocktail shaker, strainer, ice cube trays, and bar spoon. Glassware can include short glasses, tall glasses and wine glasses with stems. Martini glasses provide a chic look and are practical for those who prefer cosmopolitans and martinis.

## Fill it with spirits

No bar is complete without alcohol and mixers. Homeowners can buy the types of spirits they love and complete their bars with the basics for mixing. When stocking a bar, keep in mind that everything does not have to be top-shelf. Vodka, gin, tequila, rum, and whiskey are some of the more popular spirits. Simple syrup, fresh fruit, club soda, cola, and bitters are examples of versatile mixers.

Entertaining guru Martha Stewart says to have enough supplies on hand for guests. Expect each person to have three drinks (requiring three glasses), use a pound of ice, and three cocktail napkins per two-hour party. Don't forget to also have nonalcoholic items on hand for those who don't imbibe.



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# How to keep a pet-friendly home clean

Sixty-eight percent of American households, or about 85 million families, own a pet, according to the 2017-2018 National Pet Owners Survey conducted by the American Pet Products Association. Canada's Pet Wellness report indicates that approximately 35 percent of Canadian households have a dog, while 38 percent have a cat.

Dogs, cats and other companion animals can be wonderful to have around, breathing energy into a family. Despite all of the advantages pets can bring, they tend to be a little messy. However, that doesn't mean it's impossible to have a pet and maintain a clean home. Homeowners just need to take a few extra steps to help things along.

• **Manage pet fur.** One of the persistent issues pet parents face is fur. Grooming the pet regularly (preferably outdoors) will help tame some of its fur. Covering sofas and other places where pets like to lounge with an old sheet can contain some of the fur where it can be shaken off outdoors and laundered frequently.

• **Upgrade your vacuum.** You'll need a vacuum with strong suction to pick up fur, dirt, dander, feathers, birdseed, and any of the other debris that can accumulate thanks to pets. A vacuum with a good brush action also can dig in deep to carpets and upholstery to really clean thoroughly, say the experts at House Beautiful.

• **Pause for paws at the door.** Keep a small container of water by the front door. When returning from walks, dip the dog's paws into the water and dry before entering the house. This keeps dirt (and salt in the winter) from being a nuisance.

• **Get the right cleanser.** Pet owners must contend with accidents. Look for an enzymatic cleanser that will treat stains and odors so that pets do not return to the soiled area again and again thinking this is an acceptable potty location, says Modern Dog magazine. Test an area of the carpet or floor being treated for colorfastness before applying. Address accidents promptly.

• **Choose the right upholstery.** According to Martha Stewart Living, look for top-grain, semi-aniline leathers, as scratches are disguised on such pieces. In terms of fabric, microfiber or microsuede are better suited to pets because the fabric is tightly woven and may be more resistant to fur and soiling.

• **Launder pet items.** Regularly wash bedding and other belongings that pets use. This will help tame indoor odors.

• **Keep nails neat.** Clipping dog and cat and other small animals' nails may help avoid scratches on furniture and floors. If you do not feel comfortable doing it, take the animal to a groomer.

Pet owners can keep their homes clean regardless of how much dirt their pets track into the house.






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	<p><b>121 Waskasoo Estates   \$109,900</b> <b>WITH OVER 1450 SQ. FT.,</b> this home will impress you.. So many upgrades, and everything is in fantastic condition. If you want to simplify your life, this is the place to be. <b>Call me for your private viewing.</b></p>

## YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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Central Alberta's  
**OPEN HOUSE LISTINGS**



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#### 48 ISBISTER CLOSE



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.

#### 259 KENDREW DRIVE



This 1/2 Duplex is a great starter home. It offers 3 bdrms, 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.

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*Margaret  
Comeau*  
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**\$344,900**

**5870-41  
STREET CRES**

Call and I will send a walk through, 1040 sq. ft bungalow/4 bed/2 baths updated paint inside & out; rv parking, double detached; meticulous yard. CALL TO VIEW!

#### Luxury Acreage



**\$664,900**

**DEER RIDGE  
ESTATES**

Private setting on 2.31 acres. 1292 sq. ft. bi-level with 3 beds, 3 baths and a huge open family room. Sorento Home, shop {30X40} 12X12 door; garage {26X28}.

**OPEN HOUSE:  
Sunday, 3-5 pm**

#### Year Round Lifestyle *Reduced!*



**\$319,000**

**23 PINE CRES.  
BIRCH BAY**

Main level featuring living room/kitchen/dining, master bed & bath, fireplace, laundry, super deck. Upper level has large loft with 3 beds & balcony, reserve at back.

#### Hidden Treasure



**\$260,000**

**56 LARNE PLACE  
PENHOLD**

Quick possession, 5 bed bi-level, requires some TLC. Preliminary installation for 2nd full bath, stainless steel appliances, 27x27 garage, fenced yard, two layer deck.

#### Space for Toys *Reduced!*



**\$325,000**

**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.

## Ann Craft



*Ann's list!*



#### Great Value for your Dollar!

This mobile on its own lot is move in ready. Amazing yard set up for entertaining, set up for the kids & pets .R.V. parking, lots of room to build a garage. Fairly quick possession!



#### FULL DUPLEX!

#### Rare Find!

Full Duplex, 2 titles, amazing renters. Each unit has 3 beds, 2 baths, basement in-floor heat, fenced yard, and off-street parking.

**Call for a viewing!  
403-357-8628**



#### Your Own Piece of Heaven!

This 3.5 acres is located just off pavement. 1.5 story, open loft concept home boasts 3 beds, 2 baths, dbl heated garage, close to Lacombe.



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\$549,900**

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# How to level an uneven yard

Many things can cause a yard to be uneven. Drainage problems, leaky pipes beneath the grass and pests can wreak havoc on a yard, resulting in uneven turf that can be both unsightly and unsafe.

Addressing an uneven yard might be homeowners' ultimate goal, but the home experts at BobVila.com note that homeowners should first figure out what's causing the problem and make fixing that their first task. Fixing uneven ground above leaky pipes will only be a temporary fix if the leaks themselves are not addressed. Professional contractors might be necessary depending on what's causing the problem. However, once the underlying issue has been addressed, many homeowners can handle the task of leveling an uneven yard on their own.

## • Get the right tools and materials.

Leveling an uneven yard may require various tools. Thatch will likely need to be removed from the lawn before it can be leveled out, so homeowners will need a thatch rake or dethatching machine to get this task started. Dethatching machines are generally necessary for especially large lawns, and these can typically be rented from home improvement retailers. A shovel, bow rake and push broom are other tools homeowners will likely need. Materials such as topsoil, compost and sand will be necessary as well, and these are typically sold at local garden centers.

## • Fill in areas beneath the grass.

Areas beneath the grass can be filled in with a mixture of sand, topsoil and compost. The experts at BobVila.com advise using two parts sand, two parts topsoil

and one part compost. Each of these components plays its own role in restoring the yard to full health. Sand helps the ground stay level, while the topsoil and compost provide the grass with valuable nutrients. If the low spots are not especially deep, this mixture can be applied without removing the grass. However, before filling in holes when addressing spots that are deeper than two or three inches, remove the grass then place it back in place once the hole has been filled. To dig up the grass, put the blade of the shovel at the outside of the low spot before sliding it under about two or three inches so you do not upset the grass roots.

• **Spread the top dressing.** Once the holes have been filled and the grass has been placed back on the ground (if it was removed), spread the top dressing mix with a shovel. The mix should be spread evenly with the back of the bow rake at a depth of no more than half an inch. Make sure the mix is worked into the low spots and that it's not completely covering the grass, as that will suffocate the lawn. If necessary, use the push broom to work the mix into the soil.

• **Water the lawn.** Finally, water the lawn to help the top dressing settle into the grass. If necessary, repeat the process of applying top dressing and watering until the lawn is even and has returned to full strength.

An uneven lawn is an eyesore and potentially harmful. But fixing an uneven lawn is simple once homeowners discover and address what's behind the issue.

# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, JULY 20

### RED DEER

4319 46A Avenue	9:00 - 1:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS..	506-7171	\$289,000	Parkvale
60 Erickson Drive	11:00 - 1:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS..	318-7178	\$317,500	Eastview Estates
15 Doherty Close	12:00 - 2:00 pm	Leanna Cowie	ROYAL LEPAGE NETWORK REALTY CORP.	506-5266	\$289,900	Deer Park
#36, 173 Austin Drive	1:00 - 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK REALTY CORP.	872-4505	\$574,900	Anders on the Lake
8 Aikman Close	1:00 - 3:00 pm	Lori Loney	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9700	\$459,900	Anders Park
83 Ellis Street	1:30 - 3:30 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS..	318-7178	\$200,000	Eastview Estates
#30D, 32 Daines Ave.	2:00 - 3:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$237,900	Deer Park
70 Dunlop Street	2:00 - 4:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK REALTY CORP.	396-2992	\$299,000	Deer Park
94 Duston Street	2:00 - 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK REALTY CORP.	350-1932	\$299,500	Deer Park
35 Kidd Close	2:00 - 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK REALTY CORP.	304-2747	\$349,900	Kentwood West
37 Richards Crescent	2:00 - 4:00 pm	Len Parsons	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9227	\$424,900	Rosedale Meadows
112 Van Slyke Way	2:00 - 4:00 pm	Larry Hastie	CIR REALTY	550-3984	\$489,900	Vanier East
242 Viscount Drive	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$415,000	Vanier Woods
23 Stewart Street	3:30 - 5:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY CORP.	318-3627	\$297,000	Sunnybrook

### SATURDAY, JULY 20

### OUT OF TOWN

59 Warbler Close	12:00 - 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS..	357-7720	\$797,000	Sylvan Lake
39332 Range Road 15	1:00 - 3:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$550,000	Lacombe County
4094 Ryders Ridge Blvd.	1:00 - 3:00 pm	Nicole Dushanek	RCR ROYAL CARPET REALTY	318-6542	\$264,900	Sylvan Lake
4510 - 43 Street	2:00 - 4:00 pm	Jacqui Fletcher	ROYAL LEPAGE NETWORK REALTY CORP.	896-3244	\$278,900	Sylvan Lake

### SUNDAY, JULY 21

### RED DEER

5870 - 41 Street Cres.	12:00 - 2:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK REALTY	391-3399	\$344,900	West Park
71 Addinell Close	1:00 - 3:00 pm	Tim Maley	RE/MAX REAL ESTATE CENTRAL ALBERTA	550-3533	\$339,500	Anders
7 Bunn Crescent	1:00 - 3:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY	358-0546	\$425,000	Bower
150 Cooper Close	1:00 - 3:00 pm	Lori Loney	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9700	\$344,900	Clearview Ridge
27 Dixon Crescent	1:00 - 3:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS..	318-7178	\$219,000	Deer Park Estates
#209, 6 Michener Blvd	1:00 - 3:00 pm	Ivan Busenius	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-8102	\$269,900	Michener Hill
48 Isbister Close	1:30 - 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK REALTY	302-3107	\$364,900	Inglewood
#52, 173 Austin Drive	2:00 - 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK REALTY CORP.	350-1932	\$534,900	Anders on the Lake
32 Ellis Close	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$249,900	Eastview Estates
#202, 5213 - 61 Street	2:00 - 4:00 pm	Ed Katchur/Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS..	506-7171	\$314,900	Highland Green
459 Jenkins Drive	2:00 - 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK REALTY CORP.	304-2747	\$329,900	Johnstone
51 Thompson Crescent	3:00 - 5:00 pm	Leanna Cowie	ROYAL LEPAGE NETWORK REALTY CORP.	506-5266	\$474,900	Timberstone

### SUNDAY, JULY 21

### OUT OF TOWN

76 Almond Crescent	12:00 - 2:00 pm	Leanna Cowie	ROYAL LEPAGE NETWORK REALTY CORP.	506-5266	\$313,000	Blackfalds
89 Rozier Close	2:00 - 4:00 pm	Len Parsons	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9227	\$434,900	Sylvan Lake
5 Deer Ridge Estates	3:00 - 5:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK REALTY	391-3399	\$664,900	Lacombe County
27121 Twp Rd 402 - #13	3:00 - 6:00 pm	Bonnie Meaney	SUTTON LANDMARK REALTY	392-7350	\$725,000	Lacombe Lake Estates



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## Why homeowners should add more exterior light to their properties

Homeowners are increasingly realizing the benefits of improving the exteriors of their home, which can be just as valuable as improving the interior spaces. As individuals design picturesque garden beds and cultivate lavish lawns or revamp exteriors with architectural features, they probably want to spotlight these improvements. This is where exterior lighting can be put to great use.

Exterior illumination can cast a glow on various features, but there are many other reasons to increase lighting around the exterior of a home.

- **Safety:** Trips and falls can occur at night when trying to traverse walkways and landscapes in the dark, as it can be difficult to see rocks, stairs and uneven pavement. Outdoor lighting can illuminate pathways, entryways and other areas for safer access for homeowners and their guests.

- **Extend outdoor entertaining:** Ample lighting can increase the amount of time one can use outdoor spaces and make them the perfect gathering spot. As autumn arrives, days become shorter. However, patios, porches

and more can get extended use with lighting.

- **Safeguard security:** A well-lit home may be less likely to be targeted by burglars than one swathed in darkness and shadows. Lights can remain on all evening or be motion-triggered. Setting lights on timers also ensures that the home is illuminated whether residents are home or not.

- **Create drama:** Landscape lighting designers can establish focal points around the landscape and highlight the best features of a property. Uplighting in trees, silhouetting techniques to showcase plants and spotlights

to show off architectural features are all options for homeowners to consider.

- **Add value:** The experts at Parker Homescape, a landscape design service, say that exterior lighting can add roughly 30 percent to the value of a home. They also indicate that 50 percent of all home buyers say that outdoor lighting is important when buying a home. If current residents are thinking about selling, now may be the time to invest in exterior lighting.

Improving a home's exterior may be as simple as adding more lighting to improve functionality and beauty.





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**BONNIE MEANEY 403-392-7350**



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Fully developed bi-level with Two garages. 5 beds, 3 baths, gas fireplace, quick possession.

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**ORIOLE PARK WEST**

Immediate possession - half duplex with single garage - 2 beds, 3 baths, undeveloped basement.

## *Gas vs. charcoal:* **Dishing on popular grilling methods**

Any time of year has the potential to be grilling season. Grilling is not only a way to prepare meals; for many, it's also a passion.

The HPBA's 2017 industry survey found that 70 percent of adults in the United States own a grill or smoker. Those numbers are even greater in Canada, where 80 percent of adults have a grill to call their own. Flavor, lifestyle and entertainment are the prime reasons people grill.

When it comes time to replace or upgrade a grill, the age-old question remains: Do I choose a charcoal- or gas-fueled grill? That decision can spark heated debate among grillmasters, but for many it may boil down to a number of factors.

### **Cost**

Charcoal grills tend to be the less expensive than gas grills. The food and beverage trend reporter Chowhound indicates that a low-end grill can be purchased for around \$25. However, deluxe charcoal kettles and other charcoal alternatives tend to be considerably more expensive. The most popular gas grills may cost anywhere from \$130 to \$300. Those who prefer more options and high-end offerings can pay between \$800 and \$1,500.

### **High heat searing**

When cooking expensive, well-marbled steaks or other dishes that benefit from high-heat searing, charcoal grills seem to outperform gas ones, at least according to the experts behind The Sweethome, a product recommendation site owned by The New York Times Company. That isn't to say gas counterparts can't come very close. And deploying a cast-iron pan on top of the grates can help concentrate the heat and allow the meat to cook in its own fat.



### **Convenience**

There is no doubt that gas grills are a marvel in regard to convenience, especially when they are directly tied into a home's propane or natural gas system. In such instances, one never has to worry about running out of gas. Gas fuel tends to be cheaper than charcoal and easier to clean, and some gas grills come with side burners that enable cooks to prepare side dishes right next to their grilled entrees.

### **Portability**

For those who want to grill at home and on the go, then a charcoal grill is the right investment. A charcoal grill can be brought to a campsite or a park without going to great lengths.

### **Clean-up**

Gas grills generally are easier to clean, and home chefs do not have to wrangle much ash or leftover coals once they're done cooking.

Charcoal and gas grills each have their merits. It is up to consumers to decide which features reign supreme as they shop for new grills.

## CONDOMINIUM Seminar & Open House

Condo prices are the lowest they have been in years. There is a terrific opportunity right now to move from your home into a more secure space with less responsibilities. You've earned the right to have someone else look after lawn care, snow removal, repairs and maintenance etc.

Condominium living can give you access to heated parking and, in many buildings, amenities like craft room, party room, exercise room, guest room, library and even a pool. Condo ownership can also open the door to new friends and fun social events.

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

### Seminar Date:

July 27th at The Views at  
St. Joseph (5213 61 Street)

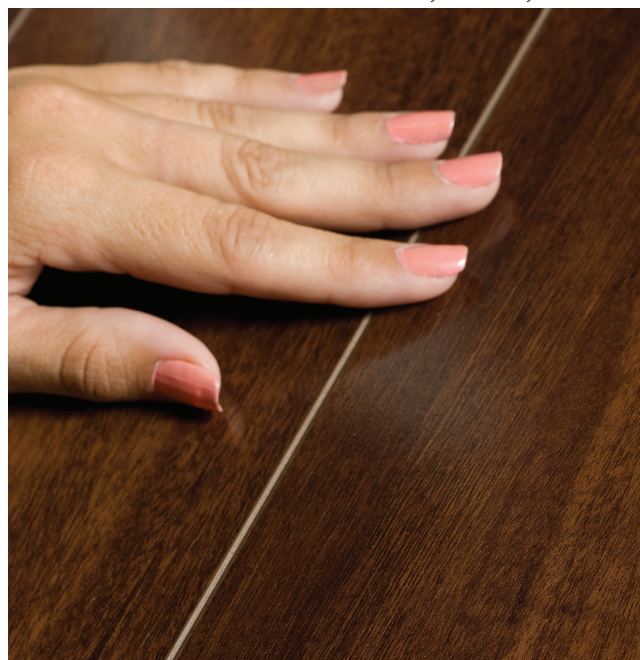
1pm-2pm – Condo Seminar

2pm-3pm – Open house of  
Units #207 & #403

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Seminar presented by  
Dale Russell, Broker/Owner

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# How to protect wood floors from inclement weather

Wood floors are a worthwhile investment that can improve the beauty and function of just about any room in a home. Even though wood floors are durable, and new protective treatments help seal out many of the things that may have damaged floors in the past, homeowners still need to prioritize protecting their hardwood floors.

Certain seasons of the year can be more harsh on wood floors than others. For example, seasons characterized by moisture and precipitation, particularly the early spring, winter and fall, can be hard on wood floors. The experts at ServiceMaster Clean say that cold, snowy days can damage wood floors, and Lumber Liquidators agrees that winter weather can be harsh on flooring.

Homeowners need not give up on hardwood if they live in an area that sees all four seasons. They just need to take a few steps to keep floors looking beautiful.

- **Clean up the salt.** Salt that keeps sidewalks and streets clear of snow and ice inadvertently gets tracked inside a home. Hard chunks of salt can scratch wood floors, and, if left to sit, that salt can eventually cause white marks and other stains. Routinely vacuuming and sweeping up salt is necessary to protect wood floors.

- **Invest in shoe storage.** Wet or snowy boots can create puddles around the house. Have a special mat or tray by the front door where wet

shoes can be kept. A nice bench in the entryway makes it easy for residents and guests to remove their shoes until it's time to go back outside.

- **Use water-wicking mats.** Homeowners will probably need a few extra mats around to tame errant drips and wipe shoes. Any entrance that might be used by people or pets should be protected. Try to avoid petroleum-based, rubber-backed mats, as they could discolor the wood floor.

- **Control humidity indoors.** Cold, dry air in a home can be problematic because the moisture in the wood can eventually evaporate into the air. The heat will suck that moisture from the flooring, causing it to shrink, creak and splinter and become more brittle. Think about investing in an in-line humidifier for the home's HVAC system that can keep a moderate amount of humidity in the home. Hardwood floorboards are installed to accommodate minor temperature and humidity fluctuations. This is typically a range of between 60 and 80 degrees F with a relative humidity range of 35 to 55 percent, advises ServiceMaster.

- **Use the right cleaning products.** Avoid excessive water to clean wood floors, and select soaps that are specially designed for wood flooring. Consult with the flooring manufacturer for a list of detergents that are safe to use.

With proper care, hardwood flooring can survive rain, snow and cold weather.

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## *Restore rusty tools*



Many people may be tempted to discard rusty tools that have gone unused and sat in a garage or shed for a significant period of time. But tools encrusted with rust do not need to be relegated to the trash bin, nor do gardeners have to toil for hours scraping and sanding off the rust.

There's a much easier way to restore rusty tools that relies on a common household ingredient: vinegar. Pour vinegar into a deep enough vessel

to submerge the metal part of the tool. Soak the tool overnight. The next day, use a scouring pad to rub off the rust. If the tool is too big to fit into a can or bucket, simply wrap it with a vinegar-soaked rag and cover the whole tool with a tightly secured plastic bag. Follow the same procedure the next day. After all the rust is gone, rinse the tool in cool water and dry thoroughly. Then return it to regular usage.

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# ASK CHARLES

The authority for a positive real estate experience.

My real estate professional told me there is a standard rate of commission in Alberta, is that true?

It depends what they mean by "standard." There is no legislative requirement or governing body that specifies the commission rate a licensed industry professional can or will charge.

The fact is, commission is something you can negotiate with your real estate professional. Some real estate professionals aren't willing to negotiate their commission while others are. That's their right. As a buyer or seller, you have the right to work with someone who charges a commission that you're comfortable with.

Before choosing a real estate professional, you'll likely want to compare the services and fees of a few different real estate professionals. These interviews can help you understand the range of commission rates available, and the services provided at the various rates.

Typically, professionals calculate commissions by:

- a percentage of the sale price
- a flat fee or schedule of flat fees
- a fee for service
- a combination including any of these

Goods and Services Tax (GST) applies to real estate fees, because they are a "service."

When you're signing an agreement to work with a real estate professional, make sure you understand the commission arrangements. The service agreement you sign is a legal document and it's binding. If you don't understand something in it or you don't agree with something, don't sign it. Seek legal advice or find a different real estate professional to work with.

While some businesses or companies may have specific commission structures, extensive changes within the Canadian real estate industry in recent years means there isn't a standard commission rate.

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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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