

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

AUGUST 2, 2019

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

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See page 2 for more details

Environment-friendly
BABY TIPS

A3

*How to grow, use and
preserve your*
FRESH HERBS

A10

Be your own bartender
THIS SUMMER

A14

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

www.geraldlore.ca

Three alternative ways to use your BBQ this summer

If you only use your barbecue to make hotdogs and hamburgers, then you're missing out on a great deal of culinary delights! If you feel like improving your barbecuing skills and serving up something different (that maybe doesn't come with a side of ketchup), consider these three tasty suggestions:

1. Cheeses

When warmed on the grill for several minutes, a wheel of cheese (like brie or camembert, for example) enhanced with different flavourings (maple syrup, nuts, spices, honey, fruit, dried tomatoes, etc.) is one of the best ways to appeal to your guests' taste buds. Is there anything better than dipping your cracker or fresh piece of bread in warm, creamy cheese?

2. Desserts

Did you know that you can even use your barbecue to make scrumptious desserts? Yes, it's true! Here are a few ideas:

- Peach halves stuffed with nuts and chocolate
- Strawberry and marshmallow kebabs
- Apple and strawberry cobbler

- An upside-down rhubarb and blueberry cake

A little gourmet tip: serve your desserts nice and warm with a scoop of ice cream on the side. The contrast between hot and cold is absolutely delicious!

3. Pasta

The popular "one-pot pasta" culinary trend is perfect for people who love easy-to-make recipes that don't leave a mess. The idea is straightforward: place all of your ingredients (cream, pasta, tomatoes, garlic, onions, spices, sausage bits, etc.) in a single casserole dish, and let your barbecue take care of the rest. (Make sure to stir the pasta every so often as it cooks.) And there you have it! The next time you host an outdoor dinner party you can use your barbecue to serve up a flavourful pasta dish.



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How to care for your baby with the environment in mind

Between furniture, clothes, toys and bibs, babies come with a long list of necessities. To satisfy their every need while still doing your part for the environment, follow the guide below!

Eco-friendly décor

For an environmentally friendly baby room, choosing a green brand of paint is just the beginning: you should also pick out colours and patterns that will outlast those baby years to avoid having to repaint on a regular basis. Furniture-wise, look for second-hand pieces that are still in respectable condition, or invest in high-quality modular furniture that will stand the test of time.

Winning garments

Stop buying so many baby clothes! Little ones outgrow their clothing so quickly that it's easy to find almost-new items at thrift stores, garage sales or among your entourage. If you ever want to spoil your bundle of joy with a brand new outfit, choose sustainably produced clothes made from organic cotton or bamboo. Better yet, learn how to sew your own!



Smart toys

Buy recycled or repurposed toys, or look for ones that were locally made out of durable materials (like wood rather than plastic). Try to avoid buying toys that require batteries as much as possible. Furthermore, did you know that toy-lending services are ac-

tually quite common? Find out if there's one in your area!

Whip up homemade baby food using local ingredients, opt for reusable cloth diapers, make your own baby wipes, use organic hygiene products — there are a thousand and one ways to see to your baby's needs with regard for the environment.

Three cheers for local farmers!



hey wake up at the crack of dawn and work by the sweat of their brow to provide consumers with the freshest of foods. Who are these passionate hard workers? Local farmers, of course!

Guaranteed taste

This summer, our proud local ranchers and agriculturalists have a host of products to offer us, fit for both everyday meals and celebratory feasts. Think of all those sun-baked vegetables, vitamin-rich fruit, creamy cheeses, savoury meats and delicious prepared goods (jams, marinades, desserts, pasta, etc.)! Hungry yet? And what better way to wash it all down than with a fresh pint of craft beer or a delicious glass of wine produced just kilometres from home?

Unmatched freshness

It's undeniable: local harvests will always taste fresher (and better!) than foods that have travelled several days by train, boat or truck to reach your kitchen table. Furthermore, opting for locally grown products means choosing superior quality foods that contain better — and fewer — ingredients than mass-produced goods.

A societal choice

Wouldn't you like to contribute to job creation and economic prosperity in your area? The solution is quite simple: buy local at every opportunity!

So, ready to try the best your region has to offer?

Local eats — what a treat!

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<p>LET ME MOVE YOU RE/MAX real estate central alberta</p>			 <p>Mitzi Billard (403) 396-4005</p>

Hold the lettuce: how to diversify your salads

Summer is the perfect time to enjoy a refreshing salad, but you don't always have to opt for lettuce as the main ingredient. Here are some ideas to inspire you.

Pasta salads

You don't have to settle for macaroni with mayonnaise and celery. There is a huge variety of pastas to choose from. Conchiglie pasta, better known as shells, is perfect for salad thanks to its shape. Orzo, gemelli and rotelles are equally great choices.

Be sure to enhance the flavour for your pasta salad by incorporating fresh herbs like basil, coriander or chives. You can also add some savoury texture to the dish by including roasted nuts or seeds.

Don't be afraid to play around with interesting flavour combinations like shrimp and mango, chicken and sundried tomatoes, bell pepper and prosciutto or cranberry and apple.

Potato salads

This deli mainstay is more versatile than you might think. For starters, consider experimenting with different types of potatoes — there are around 80 varieties that are commercially available. Leave thin-skinned potatoes unpeeled to add texture to your salad.

In terms of dressing, think about swapping mayo for plain yogurt for a more calorie-conscious dish. Add Dijon mustard or wine vinegar for a sharper flavour profile.

Experiment with incorporating ingredients such as cherry tomatoes, pineapple, radishes, bacon and eggs.

Other salads

The base for a salad can be derived from nearly any ingredient including beets, legumes, quinoa, couscous, rice, bulgur wheat and buckwheat. Next time you go to the grocery store or farmers' market, be inspired by in-season ingredients and use your creativity to step up your salad game.



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Ann Craft



Ann's list!



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Key to keeping cool is AC maintenance

Few things beat summer heat better than walking into a comfortably chilled air conditioned home. Air conditioning is often taken for granted, but sorely missed when it is not working. The key to keeping cool all summer long is to ensure that air conditioning systems are functioning properly.

Maintaining an AC unit can save money and protect homeowners' investments. Without regular attention, an AC unit will lose its efficiency, needlessly wasting both energy and money as a result. Poor maintenance also can lead to system failure just when it is needed most. According to the U.S. Department of Energy, the average lifespan of an air conditioning unit is about 15 to 20 years. Home Advisor says homeowners can pay between \$500 and \$4,000 for central air conditioning, with the final cost depending on the unit, additional installation items, such as ductwork, and installation charges. With regular maintenance, homeowners can keep their units humming properly and avoid premature replacement costs.

So what can homeowners expect as it pertains to air conditioner maintenance? The following are some off-needed checks and fixes.

- **Keep it clean.** Vacuum the fins and coils of the AC unit on the external compressor/condenser fan with a soft-bristled brush, advise the experts at Family Handyman. This may require unscrewing the metal box surrounding the unit to access the fins. Remove any accumulated debris that may be impeding air flow. Afterward, go inside and change the filter that is installed with the

evaporator that's located in a central duct near the furnace. Inspect the filter periodically to see if it is soiled and needs replacement. Timing can vary depending various factors, such as the time of year, the accumulation of dust and whether or not pets live in the home.

- **Straighten coil fins.** The fins on the condenser are easily bent and that can affect the flow of air through the coils. If you cannot easily straighten them, then consult with an HVAC professional to do so.

- **Check the thermostat.** Ensure that the thermostat is still working properly. You also may want to upgrade an old thermostat to a programmable or smart thermostat that enables you to remotely set and adjust the temperature.

- **Consider an in-line duct booster.** HVAC professionals can guide you through the advantages of an in-line duct booster for forced-air cooling. This can increase the flow of cool air into a room that always seems hotter than the rest. Another option is a vent or register booster fan that sits on top or replaces a traditional floor or wall register.

- **Deal with condensation.** Condensation from air conditioning coils can puddle around the furnace if the condensate drain tube is clogged. Clearing it out will help prevent puddling and the formation of bacteria-laden water in the system.

Periodic maintenance is necessary to ensure uninterrupted service on a home AC unit.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, AUGUST 3

RED DEER

120 Andrews Close **1:00 - 3:00 pm** Bett Portelance ROYAL LEPAGE NETWORK REALTY CORP. **307-5581** Anders Park
 88 Selkirk Boulevard..... **1:00 - 3:00 pm** Kim Fox RE/MAX REAL ESTATE CENTRAL ALBERTA **506-7552** \$799,000..... Sunnybrook
 11 Sydney Close..... **1:00 - 3:00 pm** Roxann Klepper RE/MAX REAL ESTATE CENTRAL ALBERTA **872-4546** \$360,000..... Sunnybrook
 48 Drummond Avenue.. **2:00 - 4:00 pm** Milena Toncheva CENTURY 21 ADVANTAGE..... **304-5265** \$329,000..... Deer Park
 68 Ironstone Drive..... **2:00 - 4:00 pm** George Smith ROYAL LEPAGE NETWORK REALTY CORP. **350-7038** \$344,900..... Inglewood
 10 Vista Close **2:00 - 4:00 pm** Mitzi Billard..... RE/MAX REAL ESTATE CENTRAL ALBERTA **396-4005** \$545,000..... Vanier East
 #30D, 32 Daines Ave..... **1:00 - 3:00 pm** Bob Wing..... CENTURY 21 ADVANTAGE..... **391-3583** \$237,900..... Deer Park

SATURDAY, AUGUST 3

OUT OF TOWN

30 Aurora Heights Blvd.. **2:00 - 4:00 pm** Steve Cormack ROYAL LEPAGE NETWORK REALTY CORP. **391-1672** \$327,900..... Blackfalds

SUNDAY, AUGUST 4

RED DEER

66 Dobler Avenue **2:00 - 4:00 pm** Steve Cormack ROYAL LEPAGE NETWORK REALTY CORP. **391-1672** \$439,900..... Deer Park
 #18, 369 Inglewood Dr .. **2:00 - 4:00 pm** Milena Toncheva CENTURY 21 ADVANTAGE..... **304-5265** \$259,000..... Inglewood West
 148 Vincent Close **2:00 - 4:00 pm** Mitzi Billard..... RE/MAX REAL ESTATE CENTRAL ALBERTA **396-4005** \$679,900..... Vanier Woods

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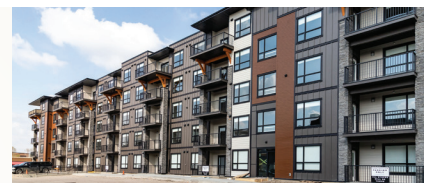
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How to grow, use and preserve your fresh herbs



In the summer, fresh herbs have a special place in our gardens and on our plates! Here are some helpful tips on how to grow, use and preserve these delicious and aromatic leafy greens.

Cultivation

If you would love to harvest your own fresh herbs but have limited gardening experience, opt for easy-to-grow varieties like parsley, chive and basil.

There are all kinds of fresh garden herbs to choose from at your local nursery or garden centre! Make sure to select plants that already have a good height (10 centimetres or more), as well as a vigorous shoot and a healthy appearance (suspicious spots are usually a sign of disease).

When it comes time to plant, choose a good quality soil and add organic fertilizer to the mix. For optimal results, ask a gardening specialist in store for advice; they'll be able to tell you exactly which types of herbs coexist the best when planted in proximity to one another.

Preparation

Do you have a generous supply of fresh herbs in your garden but aren't sure how to include them in your cooking? Here are 10 gourmet combinations to help inspire your next meal:

1. Dill eggs stuffed with silken tofu
2. Oregano and tomato salad dressed in balsamic vinegar
3. Chive and roasted garlic sweet potatoes
4. Coriander mussels marinated in white wine
5. Mint tabbouleh with seasonal fruit
6. Sage and mushroom risotto
7. Basil clams marinated in butter

8. Parsley- and honey-covered lamb
9. Thyme and parmesan oysters
10. Rosemary beef braised in red wine

Note: thyme, rosemary and parsley are three varieties of herbs that can endure long cooking times, so don't hesitate to throw them in your slow cooker or simmering stews!

Preservation

For weeklong freshness, simply wrap your fresh herbs in a paper towel (or any other type of absorbent material) and store them in the fridge in a plastic Ziploc bag.

To keep your refrigerated herbs intact for approximately three weeks, place them, stem down, in a pot or glass of water (about two centimetres deep). Next, carefully cover them with plastic wrap and bind the ends together with an elastic band to keep them in place. Make sure to change the water each time you pick a few herbs from the bunch.

Furthermore, you can preserve your fresh herbs for several months at a time by storing them in the freezer. You can either keep them whole in a freezer bag or chop them up and place them in an ice tray covered with water (or vegetable oil, if dealing with basil). Once frozen, the ice cubes can also be transferred to a freezer bag for guaranteed results. This way, you can prepare a delicious soup or a rich stew infused with the flavours of basil, parsley, thyme, sage, etc., even in the fall! All you have to do is turn to your personal supply of carefully preserved herbs.

On that note, bon appétit!

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YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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AD PROOFING DEADLINE:
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ASK CHARLES

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I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

Yes, that's allowed. The situation you're referring to is called "transaction brokerage." Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true—transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive

Transaction brokerage changes the services and the legal responsibilities that a real estate professional provides to you and to the other party in the transaction. In this arrangement, they cannot fulfill their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

During transaction brokerage, the agent has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confidential advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an Agreement to Represent both Buyer and Seller. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

"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. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.

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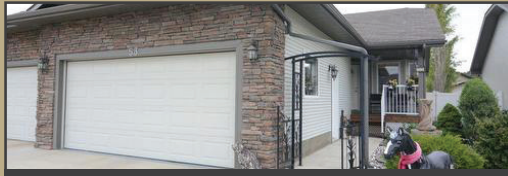
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Be your own bartender **this summer!**



Have you always dreamed of creating your very own colourful and refreshing cocktails? What better way to delight your guests or treat yourself after a long, arduous day than with an ice-cold margarita or a classic martini? Read on to find out how you could play bartender at home!

Important tools

To be able to mix the majority of cocktails, from the classics to the creative twists, you will need:

- A stainless steel cocktail shaker (to mix or freshen up your drinks)
- A pestle (to crush fruit or mint leaves)
- A juicer (to collect lemon or lime juice)
- An ice bucket and tongs
- A strainer (to filter fruit pulp or seeds)
- A spoon with a long twisted handle (to reach the bottom of highball glasses)

- A 30-ml bar jigger
- A colander (to filter ice cubes)
- A cutting board and a small knife (to slice fruit and vegetables)

Essential types of alcohol

There are several staple types of liquor you can use to prepare the majority of cocktails. Here are some excellent suggestions to help stock your liquor cabinet:

- Cognac
- Gin
- Citrus liquors
- Rum
- Tequila
- Vermouth
- Vodka
- Whisky

Tasty mixers

Amateur and professional bartenders alike often soften or enhance the strong taste of hard liquor with the help of these mixers:

- Carbonated beverages (soda, tonic water, cola, etc.)
- Cream or milk
- Water (mineral, sparkling or spring)
- Fruit juice (orange, cranberry, pineapple, etc.)
- Tomato or clamato juice
- Kombucha
- Tea or coffee

Psst! Other types of (less potent) alcohol like cider, sparkling wine, beer, etc., can also be used to give your cocktails some added oomph.

Delightful extras

These other aromatic or decorative ingredients, while often optional, can sometimes make all the difference:

- Egg white
- Celery stalk
- Maraschino (or regular) cherries
- Spices
- Fresh herbs
- Fruits
- Fresh ginger

- Jujubes
- Olives
- Flavoured salt
- Herbal syrup
- Maple syrup
- Grenadine
- Citrus peels

Types of glasses

Finally, stock up on different types of glasses in various shapes and sizes to experiment with creative presentations and satisfy all of your guests' special requests. Every bartender should have a set of:

- Margarita glasses
- Martini glasses
- Champagne flutes
- Highball glasses
- Scotch or whisky glasses
- Tulip beer glasses

To help kick-start your amateur bartending career, get yourself a cocktail recipe book and search online for helpful mixology blogs and other informative websites.





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PENHOLD

Immediate Possession!

3 Bedrooms/2bath townhome with no condo fees. Comes with all appliances, fenced yard.

CALL BRAD 342-7700



\$264,900

SYLVAN LAKE

No Condo Fees!

1414 sq. ft. walkout with 3 bedrooms, 3 baths, upper floor laundry, fenced yard, 6 appliances. Immediate Possession.

CALL NICOLE 342-7700



\$337,900

RED DEER

Fully Finished

4 bedroom/3 bathroom updated bilevel with front att'd garage on large lot in Morrisroe.

CALL NADINE 342-7700



\$399,900

PENHOLD

Brand New!

1434 sq. ft., 3 bed, 2 bath bilevel with 24x26 attached garage. Spring possession, close to schools and multi-plex.

CALL BRAD 342-7700



\$425,000

RED DEER

Updated Home

on a HUGE lot across from greenspace in Bower. Lots of living space in this 3 bed (room for another)/3 bath home with attached garage.

CALL NADINE 342-7700



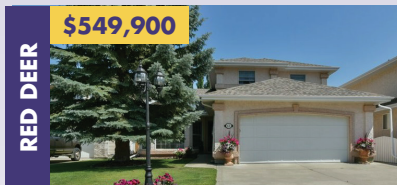
\$469,900

RED DEER

Windows Windows Windows!

Beautiful 3 bdrm, 3 bath 2 storey located in Vistas, quartz countertops, 6 appliances, fenced yard, room for RV parking. Sept 1/19 possession!

CALL NICOLE 342-7700



\$549,900

RED DEER

2 Garages!

Large family home with 4 bedrooms + den, 3 bathrooms on a close in a great location. Private mature yard in Deer Park.

CALL NADINE 342-7700



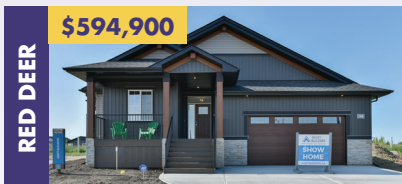
\$549,900

SYLVAN LAKE

Brand New!

3 bedroom/3bath home with bonus room, upstairs laundry, and 24x24 garage. Immediate possession available.

CALL BRAD 342-7700



\$594,900

RED DEER

Bungalow in EVERGREEN!

1534sqft, Brand New layout on this 3 bdrm, 2 bath, main floor laundry, quartz countertops, & more with a south backyard.

CALL NICOLE 342-7700



\$699,900

RED DEER

Huge 32x46 Shop

plus a 5 bdrm/3bath walkout bilevel on a pie lot on a close in Anders

CALL NADINE 342-7700



\$1,199,900

RED DEER

Luxury Space For All!

7 bdrms, 5 baths! Beautiful 2 storey in Garden Heights w/2 bdrm suite above garage w/separate entrance, hidden office, custom ceilings, staircase & more!

CALL NICOLE 342-7700