

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

AUGUST 9, 2019

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

30D, 32 DAINES AVENUE

UPPER FLOOR CONDO

in friendly Deer Park with a beautiful balcony view of the park below! 2 bdrms, 2 full baths - spotless! **\$237,900**

OPEN HOUSE: Saturday, 2-4 pm



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CENTURY 21
Advantage
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See page 13 for more details

New designer trend

MODERN BRASS

A4

5 tips to help you choose

THE PERFECT

ARMCHAIR

A8

Fall's trendiest textile:

VELVET REVIVAL

A15

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www.yourhouseyourhome.ca



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3608-50 Ave www.networkrealtycorp.ca



Bob Gummow
403-598-7913



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

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0 RR 282

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2101 19 AVENUE

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180 TAMARACK BLVD, SPRINGBROOK

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How to choose a new vacuum

Are you in the market for a new vacuum cleaner? Here's a brief guide to choosing the best one for your home.

Types of vacuums

Vacuum cleaners come in a few basic styles, including:

Upright vacuums with either a bin or bag attached to the handle and a rotating brush head to pick up dirt. These are popular because they clean well, particularly carpeted surfaces.

Canister vacuums, which have a hose attached to the dirt receptacle that you pull behind you. They're easier to use on stairs because the hose allows you to tackle different levels without having to carry the whole motor with you the entire time.

Stick and handheld models. Both are great for dealing with small messes but aren't ideal for extensive or deep cleaning.

Central vacuum systems, which allow homeowners to plug a hose into an outlet in the wall, thereby accessing a central unit with very strong suction.

Robot vacuums offer a hands-free approach to cleaning, but their high price tag reflects their level of convenience.

Bag vs. bin

Vacuums come with either disposable bags or reusable bins to store the debris they pick up.

Though vacuum bags need to be frequently replaced, they tend to hold more and release less dirt and dust into the air as you change them.

Reusable bins, alternatively, can be emptied and reused countless times but hold less debris. You also risk coming into contact with dust when you empty it.

No matter what vacuum you choose, if anyone in your home suffers from allergies or asthma, choose a model with a HEPA filter to avoid releasing allergens into the air.





Bett Portelance



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How to use metal ceiling tiles to make your home shine

Metallic accents are trending — are you looking for a new way to bring the look into your home? If so, metal ceiling tiles may be the way to go. Here are some ways to use them.

On the ceiling.

They'll provide a charming, traditional look anywhere you place them. The kitchen is a great place to start, but entranceways, bathrooms and dining rooms are also ideal.

On a wall. Create an accent wall in your living or dining room. Or, use them to create a unique backsplash in your kitchen.

As an accent. If you love metal ceiling tiles, but prefer a more subtle look, use them sparingly. They look great alongside a kitchen island or against the base of a home bar (where the stools go).



Metal ceiling tiles can be used to bring either a vintage or modern

touch to your home. And since they're available in a range of

sizes, colours and styles, you're sure to find some that suit your taste.

Top brass: **the metal interior designers are falling for**



An alloy of copper and zinc, brass is once again at the forefront of home decorating trends. Today's brass, however, is muted and offers a welcome respite from the flashier rose gold and copper that dominated the design world in years past.

Brass goes well with almost any colour, from sombre blues and burgundies to pale neutrals like cream and blush.

Increasingly, retailers are offering an assortment of brass items to their customers. From cabinet

hardware and faucets to floor lamps and chandeliers, there's no shortage of options if you want to bring brass into your home. If you're in the market for a new bedframe, consider one made of this metal.

To prevent your brass from looking dated, choose angular, modern pieces that are brushed to a dull sheen instead of the overpowering shine that was once popular. Keep your pieces looking new by regularly cleaning them with ketchup, tomato juice or a simple solution of lemon and salt.



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OPEN HOUSES: Friday, Aug. 23 at 10AM-4PM
Friday, Sept. 13 at 10AM-4PM | Friday, Sept. 20 at 10AM-4PM



Paint your white trim black to make a bold statement

Outside your home, painting the trim around your windows and doors black makes your house's facade look stylish and modern. Why not bring the concept indoors and paint your mouldings and baseboards black? This daring idea will undoubtedly energize the room(s) where it's applied.

Why do it

Your black trim will contrast whatever colour is on the walls and lend the space a unique look. Ordinarily plain rooms become defined, audacious and more exciting.

Additionally, black trim is great for making points of interest pop. Whether it's a stunning view, amazing wallpaper or high ceilings, black draws the eye to the things that you want people to notice.

Finally, unlike other bold colours, black will never go out of style. This means that even if dark trim is a dramatic choice, it won't feel dated in a few years.

How to do it

As with other types of painting jobs, preparing the space will take longer than applying the



colour. Since dark tones tend to highlight imperfections, taking your time to get things ready before starting is especially important.

Begin with carefully sanding,

filling holes and repairing damaged trim. Then, using painter's tape, carefully protect the walls and floors. Two or more coats of paint are needed to ensure even coverage.

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 <p>OPEN HOUSE</p> <p>Saturday Aug 10 2 pm to 4 pm</p>	 <p>OPEN HOUSE</p> <p>Saturday Aug 10 2 pm to 4 pm</p>	 <p>OPEN HOUSE</p> <p>Saturday Aug 10 2 pm to 4 pm</p>	 <p>OPEN HOUSE</p> <p>Sunday Aug 11 2 pm to 4 pm</p>
<p>VANIER EAST \$689,900 CA0171621 43 Veronica Close</p>	<p>VICTOR \$469,900 CA0174473 39240 C & E Trail #23</p>	<p>SPRUCE LANE \$629,900 CA168548 39235 C & E Trail #76</p>	<p>VANIER EAST \$664,900 CA0173165 212 Vancouver Cres.</p>

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OPEN HOUSE

3330-42 Ave - Mountview | \$332,500
INCREDIBLE LOCATION with a 28x30 foot heated triple garage, huge amount of upgrades, and set in one of the most desirable locations in Red Deer... **You must come see this home Sunday from noon to 3 PM.**

209 - 6 Michener Blvd | \$269,900
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6229 ORR DRIVE



\$269,900

Fully developed 3 bedroom, 2 bathroom, 1/2 duplex with single att garage. Features newer flooring w/ceramic tiles in entry, kitchen, and baths, quality laminate in living and dining rooms, carpets in bdms, hallway, and stairs, Lots of cabinet space.

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5870-41 STREET CRES, WEST PARK

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\$319,000

23 PINE CRES. BIRCH BAY

MAIN LEVEL: Master Bedroom, kitchen, Livingroom, Full Bath. UPPER LEVEL: Huge loft & balcony for morning coffee, large wrap around deck.



\$664,900

DEER RIDGE ESTATES

Private, 2.31 acres. 1292 sq. ft. bi-level, 3 beds, 3 baths, main flr laundry, open family room, Sorrento home. Shop 30x40, shop door 12x12 {garage 26x28}, custom pond, covered patio & deck.



\$121,000

30 PARKLAND DR, SYLVAN LAKE

USE IT FOR A COTTAGE OR YEAR ROUND GET AWAY! On its own lot, priced at assessed lot price. 3 bedrooms; 2 decks.



\$258,000

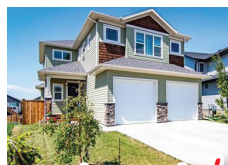
56 LARNE PLACE PENHOLD

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.

Ann Craft



Ann's list!



\$519,900!

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SYLVAN LAKE



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.



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.

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5 tips to help you choose the perfect armchair



An armchair can be a stylish accent piece or a cosy place to curl up with a good book and a cup of tea. If you're looking for the perfect one, these five tips will help you make your pick.

Decide how you'll use it. Will your armchair merely fill an empty corner in your home? If so, one without arms may be fine. However, if you're planning on sitting in it often, you may want to prioritize comfort, for instance with a deeper, wider seat.

Select a style. Do you prefer a traditional esthetic, or is your taste more cutting edge? Do you want the chair to blend in with the rest of the room, or are you looking for a piece that'll make a statement? When thinking about style, remember to consider the current design elements in the room.

Determine the right size. Take into account the size of the room and the height and width of the other furniture. Make sure people can easily walk around the chair without feeling cramped.

Choose the fabric. Leather and velvet are traditional and luxurious, but people with young children or pets may prefer microfibre or cotton slip covers that can be removed for easy cleaning.

Pick a colour. Will you opt for a colour that complements or contrasts the rest of the room? Alternatively, choose a patterned armchair that will make a statement.

Once you've chosen the perfect armchair, place it in your home. Accompany the piece with a lamp, a side table and an ottoman or coffee table where you can put your feet up.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, AUGUST 10

RED DEER

7 Alton Street **11:00 - 1:00 pm** Roxann Klepper RE/MAX REAL ESTATE CENTRAL ALBERTA **872-4546** \$625,000 Anders South
 177 Carrington Drive **11:00 - 1:00 pm** Kim Fox RE/MAX REAL ESTATE CENTRAL ALBERTA **506-7552** \$532,400 Clearview Ridge
 112 Lamont Close **1:00 - 3:00 pm** Allan Melbourne RE/MAX REAL ESTATE CENTRAL ALBERTA **304-8993** \$349,900 Lancaster
 174 Asmundsen Ave **2:00 - 4:00 pm** Bob Gummow ROYAL LEPAGE NETWORK REALTY CORP **598-7913** \$629,900 Anders South
 24 Dentoom Close **2:00 - 4:00 pm** Roxann Klepper RE/MAX REAL ESTATE CENTRAL ALBERTA **872-4546** \$399,000 Davenport
 7 Michener Boulevard **2:00 - 4:00 pm** Kim Fox RE/MAX REAL ESTATE CENTRAL ALBERTA **506-7552** \$470,000 Michener Hill
 43 Veronica Close **2:00 - 4:00 pm** Dorinda Gallant RE/MAX REAL ESTATE CENTRAL ALBERTA **587-447-2770** \$689,900 Vanier East
 #30D, 32 Daines Ave **2:00 - 4:00 pm** Bob Wing CENTURY 21 ADVANTAGE **391-3583** \$237,900 Deer Park

SATURDAY, AUGUST 10

OUT OF TOWN

#23, 39240 C & E Trail **2:00 - 4:00 pm** Mitzi Billard RE/MAX REAL ESTATE CENTRAL ALBERTA 396-4005 \$469,900 Red Deer County
 #76, 39235 C & E Trail **2:00 - 4:00 pm** Mitzi Billard RE/MAX REAL ESTATE CENTRAL ALBERTA 396-4005 \$629,900 Red Deer County

SUNDAY, AUGUST 11

RED DEER

3330 - 42 Avenue **12:00 - 3:00 pm** Ivan Busenius RE/MAX REAL ESTATE CENTRAL ALBERTA **350-8102** \$332,500 Mountview
 39 Norris Close **1:00 - 3:00 pm** Tim Maley RE/MAX REAL ESTATE CENTRAL ALBERTA **550-3533** \$314,900 Normandeau
 37 Richards Crescent **2:00 - 4:00 pm** Len Parsons RE/MAX REAL ESTATE CENTRAL ALBERTA **350-9227** \$399,900 Rosedale
 92 Oakwood Close **2:00 - 4:00 pm** Len Parsons RE/MAX REAL ESTATE CENTRAL ALBERTA **350-9227** \$799,900 Oriole Park West
 212 Vancouver Crescent **2:00 - 4:00 pm** Mitzi Billard RE/MAX REAL ESTATE CENTRAL ALBERTA **396-4005** \$664,900 Vanier East
 68 Ironstone Drive **2:00 - 5:00 pm** Viviana Dal Cengio ROYAL LEPAGE NETWORK REALTY CORP **598-4053** \$344,900 Inglewood

SUNDAY, AUGUST 11

OUT OF TOWN

5124 - 39 Street **2:00 - 4:00 pm** Lori Loney RE/MAX REAL ESTATE CENTRAL ALBERTA **350-9700** \$249,900 Innisfail
 127 Sabre Road **2:00 - 4:00 pm** Mike Phelps CENTURY 21 ADVANTAGE **346-0021** \$310,000 Springbrook

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this weekend!

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**YOUR HOUSE YOUR
HOME**

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

To advertise call
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Central Alberta's
**OPEN HOUSE
LISTINGS**



Should you switch to *Turkish towels*



Are you looking to update your bathroom accessories? If so, consider investing in Turkish towels. These bath linens have been hand-woven in Turkey for centuries and were once used to dry off after spending time in a hammam, also known as a Turkish bath. Today, more and more people are using them in their own homes and here's why.

They're absorbent. Turkish cotton has longer fibres than other types, and when tightly woven, they absorb a surprising amount of water.

They're easy to clean. Wash them in cold water and hang them to dry. Because they're flat and thin, they dry very quickly. And, the more you use and wash your Turkish towels, the softer

they'll be.

They're versatile. Though they're meant to be used to dry off after a bath, Turkish towels have a number of other possible functions. Use them as throws in the living room, picnic blankets at the park or as a shawl or scarf if you get cold. They're also particularly well suited to the beach, thanks to their absorbency and flat weave.

Turkish towels are traditionally coloured with vegetable dyes, lending them their characteristic pastel tones. While they're usually adorned with stripes, they can in fact be found in an assortment of colours and patterns and you're sure to find one that suits your style.

5 benefits of using cork in your home



Cork is a stylish and sustainable material that can be used for a variety of home renovation projects. Here are five benefits that come from using it around your house.

It's renewable. Made from the bark of cork oaks, this material is harvested without harming trees in any way. The trees, which can live up to 250 years, are continually growing new bark, which can be harvested once every nine years.

It's sanitary. Cork is a great option for people who suffer from allergies. It's naturally mould and mildew resistant and has anti-microbial properties.

It's easy to maintain. The material is extremely water resistant, making it ideal for kitchen and bathroom applications. When used as flooring,

it's easy to clean. Wear isn't an issue, as it can be sanded and refinished.

It's supple. Cork is full of microscopic air pockets that allow it to easily compress and expand without causing damage, making it a comfortable surface to stand or sit on.

It's safe. Cork is fire-resistant. If it does catch fire, it generates less smoke and releases fewer toxins than other materials commonly found in homes.

The best part about cork is its versatility. It can be used in many different ways, from providing insulation and wall coverings to making furniture and flooring. If you're ready to bring cork into your home, the options for doing so are almost endless.

Bedroom decorating tips to help you get more Z's



Many people suffer from the occasional bout of insomnia. However, if this happens to you more often than you'd like, making a few tweaks to your bedroom may be the solution. Here's what you should do.

Get the right bed

Resting on a comfortable mattress makes it easier to fall and stay asleep every night. Choosing the right one, however, can be tricky.

The best thing to do is find a store with a good return policy so you can sleep on the mattress for at least a month before you decide if it's a good fit.

Your bedding can also make a difference. Choose soft linens made of natural materials and comfortable pillows.

Make it a relaxing space

Decorate your bedroom with soothing colours, round shapes, soft textures and cosy or airy fabrics.

Many sleep experts also recommend keeping your bedroom clutter-free and clean. A disorganized space can stress you out, while a dusty and dirty room can aggravate allergies and make it harder to sleep.

Also, it's a good idea to install blackout curtains to make the room as dark as possible when it's time to sleep.

Keep technology out

It may be tempting to keep a television in your bedroom, but the light from the screen can trick your body into thinking it's not tired. The same goes for your smartphone and even digital clocks.

For a restful sleep, keep your room free of light-emitting technology. If you need to unwind before bed, read a book or write in a journal instead.

One last tip: consider lowering the thermostat. Cool rooms help you fall asleep quicker and encourage deeper slumber.

CENTURY 21 Advantage

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21 photos of every property

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Feature Home

\$237,900

30D, 32 DAINES AVENUE

GORGEOUS DEER PARK CONDO ... WITH A VIEW! Spacious, quiet and absolutely spotless - in a friendly location with a view of the park. 2 roomy bdrms, 2 full baths, lots of natural light, heated floors, and attached garage. Come and check out our STAIRLIFT OPTION!

SENIORS REAL ESTATE SPECIALIST (SRES)

What you need to know about **geothermal heating and cooling systems**

No matter how much the weather might fluctuate on the earth's surface, if you go deep enough underground, the temperature stays stable at around 10 °C. Geothermal heating and cooling systems tap into this constant source of heat to keep your home at a comfortable temperature year-round.

How it works

Geothermal heating and cooling systems use indoor heat pumps combined with a series of pipes buried deep underground to regulate the temperature in your home. A fluid, usually made of water and methanol, continually circulates through the pipes.

When the system is heating, the liquid in the pipes extracts the underground heat and carries it to the heat pump. The pump then compresses the air to the desired temperature and distributes the heat through the home's ventilation system. During the cooling cycle, the process is reversed

and the heat in the air is removed and stored underground.

This type of system requires electricity to run the heat pump, but you can expect heating and cooling costs to go down by 50 to 70 per cent.

Installation

Installing a geothermal heating and cooling system involves digging trenches to accommodate the required pipes. These can be buried horizontally or vertically, making this type of system suitable for both rural and urban developments. However, retrofitting an existing house may be costly and difficult as it requires digging into your existing landscaping.

If you're building a new home or renovating, consider installing a geothermal heating and cooling system. It will provide an eco-friendly way to heat and cool your home, last generations and permanently reduce your energy bills.

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ASK CHARLES

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I saw a house for sale and I want to check it out—will I have to sign a contract to get a real estate professional to show me the house?

The short answer is no. If you see a house for sale and you simply want a real estate professional to show you that house, you're not required to sign a contract.

Simply viewing a home with a real estate professional doesn't trigger a regulatory requirement to sign a contract with that real estate professional. However, if you start sharing confidential information such as your motivation for buying a property or your financial qualification, the real estate professional has a responsibility to clarify your working relationship, at which point they are going to provide you with some documents to review.

In the process of clarifying your working relationship, the first document a real estate professional should present to you is the Consumer Relationships Guide. The Consumer Relationships Guide is a mandatory document for real estate professionals when they begin working with a buyer or seller of residential real estate. It explains the different types of working relationships between real estate professionals and consumers.

The Consumer Relationships Guide is not a contract. It does not commit you to a specific ongoing working relationship with your real estate professional, but it is an essential information piece for consumers to understand what working with a licensed real estate professional entails. Among other things, it discusses responsibilities and obligations.

The Consumer Relationships Guide contains an acknowledgement that consumers have to sign to indicate they've read the guide, understand it, and have been provided with an opportunity to ask the real estate professional questions about it. Consumers need to review and sign the guide before entering into any contract with a real estate professional.

Some real estate professionals may actually present the Consumer Relationships Guide and request that you sign the acknowledgement even before showing you a single property, but that specific practice is not a requirement.

"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.

Velvet revival: **bring fall's trendiest textile into your home**



Velvet enthusiasts rejoice: home design's lushest material is en vogue and cropping up on upholstered furniture, accessories and decor pieces across the country.

Once considered difficult to care for and easy to stain, today's velvets come with a number of low-maintenance characteristics, from machine-washable to fade-, stain- and abrasion-resistant options.

Surprisingly, velvet is versatile. Not only does this plush textile looks fabulous in a range of colours and styles, it also works well in both contemporary and traditional homes.

While velvet has a reputation for being dark and moody, you don't need to stick to dark hues.

Velvet's lavish texture is well suited to jewel tones like emerald, amethyst and sapphire. However, if these tones are too bold for you, neutrals like greys and creams are more refined but just as stylish.

While it's easy to fall in love with a velvet sofa, headboard or armchair, not everyone is in the market for new furniture. For a touch of the trend, add cushions and throws made of the fabric to your existing living room furniture. To bring it into the bedroom, choose velvet curtains or a quilt.

Whether you pair this textile with brass and wood for a mid-century touch, or go ultra-modern with clean lines and complementary pieces made of chrome and glass, velvet can fit easily into any home's decor.



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3bdm/2 bath updated w/new paint, new cabinets, laminate flooring, stainless appliances. Fenced yard great starter or revenue property.

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

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SYLVAN LAKE

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

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\$399,900

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Brand New!

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

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\$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



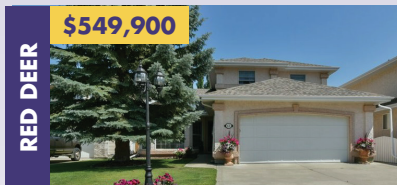
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Windows Windows Windows!

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

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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



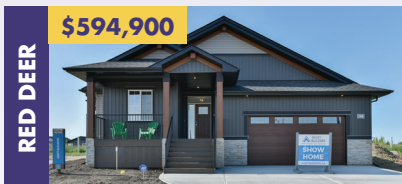
\$549,900

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.

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\$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