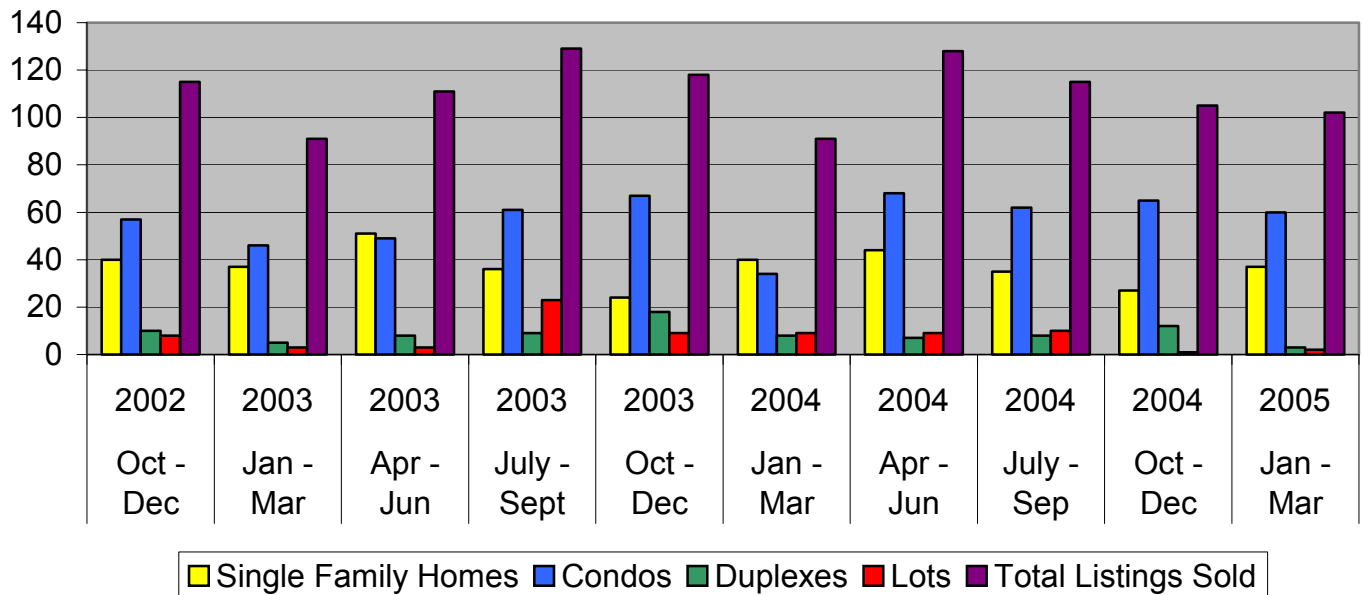




[www.BradHawker.com](http://www.BradHawker.com)

Real Estate News, April 2005

## Number of Listings Sold



Includes all listings in Canmore, Harvie Heights, Lac Des Arcs and Exshaw

## Market Synopsis

2005 has had a typical start for the Real Estate Market. January and February had a small increase in the number of sales over the year previous, which made up for March being marginally slower than last year. The first quarter of 2005 ended with totals being solid and activity continuing to be strong in different market segments. Listing inventory is rising and we are starting to see more and more buyers come into the market as they often do in the spring. We are still not close to the high listing levels we saw in the summer of 2001 (over 330 active listings) but we are at a total of 249 listings. 2005 looks to be a very good year! We hope you have an enjoyable spring and please contact your Royal LePage Rocky Mountain Realty Agent if you or anyone you know needs Bow Valley Real Estate information.

In the new Three Sisters subdivision, things are going well. Within Alpine Homes there are 2 single-family estate homes left at the \$1Million and plus range. The show suite at Trailside Lodges is open so feel free to drop in any time to view. The suite is very upscale with upgrades at an estimated \$140,000. Alpine Homes are sold out of the 1000 square feet units so only two remaining units are left, one in Black Bear Lodge and one in Bison Lodge.

## What's Happening in Canmore

### **April 9<sup>th</sup> – LaFarge presents Puttin' on the Ritz 2005**

Flappers & Tappers...The Roaring 20's. To be held at the Radisson Hotel & Conference Centre. Tickets \$55.00 per ticket. For more information, contact Brenda at 670-3340 or the Canmore Daycare at 678-5762.

### **May 20 – 21 - Canmore Children's Festival**

This 2-day event is a celebration of our children. It's an opportunity to set the kids free and to unleash your inner child for two days of fun, laughter and merriment. For more information, check out the website at [www.canmorechildrensfestival.com](http://www.canmorechildrensfestival.com)

### **June 10 – 12 – artSPeak 2005 Canmore Arts Festival**

This exciting weekend festival will celebrate Canmore's artistic spirit by featuring performing artists, artists and artisans, an art walk, a literary festival, film screening, and street performers. There will truly be something for everyone. For more information, check out the website at [www.artspeakcanmore.com](http://www.artspeakcanmore.com)

### **July 1 – Canada Day Parade and Celebration**

One thing you can count on is Canada Day in Canmore. Our festivities celebrate the special joy of being Canadian. Locals line up early for the pancake breakfast that starts at 7:30 a.m. Main Street is jammed with people who come from all over southern Alberta to view the parade. Truly, spending our national day in beautiful Canmore is a pleasure that should not be missed. For more information, view the website at [www.canmore.ca](http://www.canmore.ca) or call (403) 678-1878 ext. 335

### **July 16 – 17 – 24 Hours of Adrenalin**

24 Hours of Adrenalin is the fastest growing mountain bike event series in North America, and it comes to Canmore for its 9<sup>th</sup> annual event. The sporting part of 24 Hours of Adrenalin revolves around a massive relay, where solo riders or teams of up to ten people compete to ride as many laps as possible in a 24-hour time frame. For more information, visit the website at [www.twenty4sports.com](http://www.twenty4sports.com)

### **July 30 – August 1 – Canmore Folk Music Festival**

Alberta's oldest folk music festival offers a weekend filled with afternoon workshops, craft and food booths, an extensive family area and a stellar line-up of evening concerts all taking place in Canmore's Centennial Park. Tickets available through TicketMaster or at the following retail stores: Banff – The Phone Store. Canmore – The Tin Box and The Phone Store.



Canadian Cancer Society  
Société canadienne du cancer



Canadian Cancer Society

Relay For Life

## June 3<sup>rd</sup> through 4<sup>th</sup> – Centennial Park

Twelve hours of fun, friendship and fundraising to beat cancer.  
A celebration of survival and a tribute to the lives of loved ones who have been touched by cancer.

Relay for Life was really successful in 2004, raising almost \$90,000 in team pledges, luminary sales, corporate donations and sponsorships. Perhaps more important, however, was the camaraderie that developed over the course of the evening among participants, volunteers and spectators alike.

Donations are going well but if you know someone who might want to contribute, have them check out [www.cancer.ca](http://www.cancer.ca) and go to the Relay for Life page. The Royal LePage Team – Peak Performers - is posted on the site (under pledge someone) but pledges for any of our members will be appreciated.

The money we raise for the Canadian Cancer Society provides hope and help to cancer patients, their families and friends through its toll free Cancer information service; it provides current and reliable information on its web site; it provides funding for research and treatment trials; our contributions helped fund the society's cancer connection, a volunteer, peer support programme, and enabled a variety of advocacy activities to promote health.

The challenge is out! Please join us on June 3<sup>rd</sup> and 4<sup>th</sup> at Centennial Park for our second annual Canmore/Banff Relay for life.





## Re-Decorating on a Shoestring Budget!



Remember when you first moved into your home? That surge of excitement you would get every time you decorated a room and could see your personal sense of style illuminated throughout? After a while the zest wares off and it's to be expected that the decorating bug will bite every now and again. But when budget is an issue, and a home makeover is out of the question, consider investing in one of these inexpensive and simple solutions to perk up your living space.

**A fresh face Interior** - paint trends can change as much as twice a year, so it's no wonder the shade you chose a few years ago, is now being described as 'retro' in all the current magazines. Painting is an inexpensive way to really transform or even spruce up a room. For a dramatic change, choose a colour that is completely different from the existing shade. Not feeling so bold? Select a hue a few shades lighter/darker than what's currently on the walls. Remember, colour can help create the aura or mood of the room. Warm colours, such as red, yellow and orange, are thought to make a room feel cheery and energetic. While cool colors, such as blue and green, are thought to create a cozy and more relaxed mood.

**What's old is new again** - Instead of purchasing new furniture, why not use slipcovers to transform what you already have. These stylish and versatile accessories can easily turn an old-fashioned piece, into a modern and coveted, trend-setting design. Investing in a couple of styles, will allow you to mix and match throughout the year.

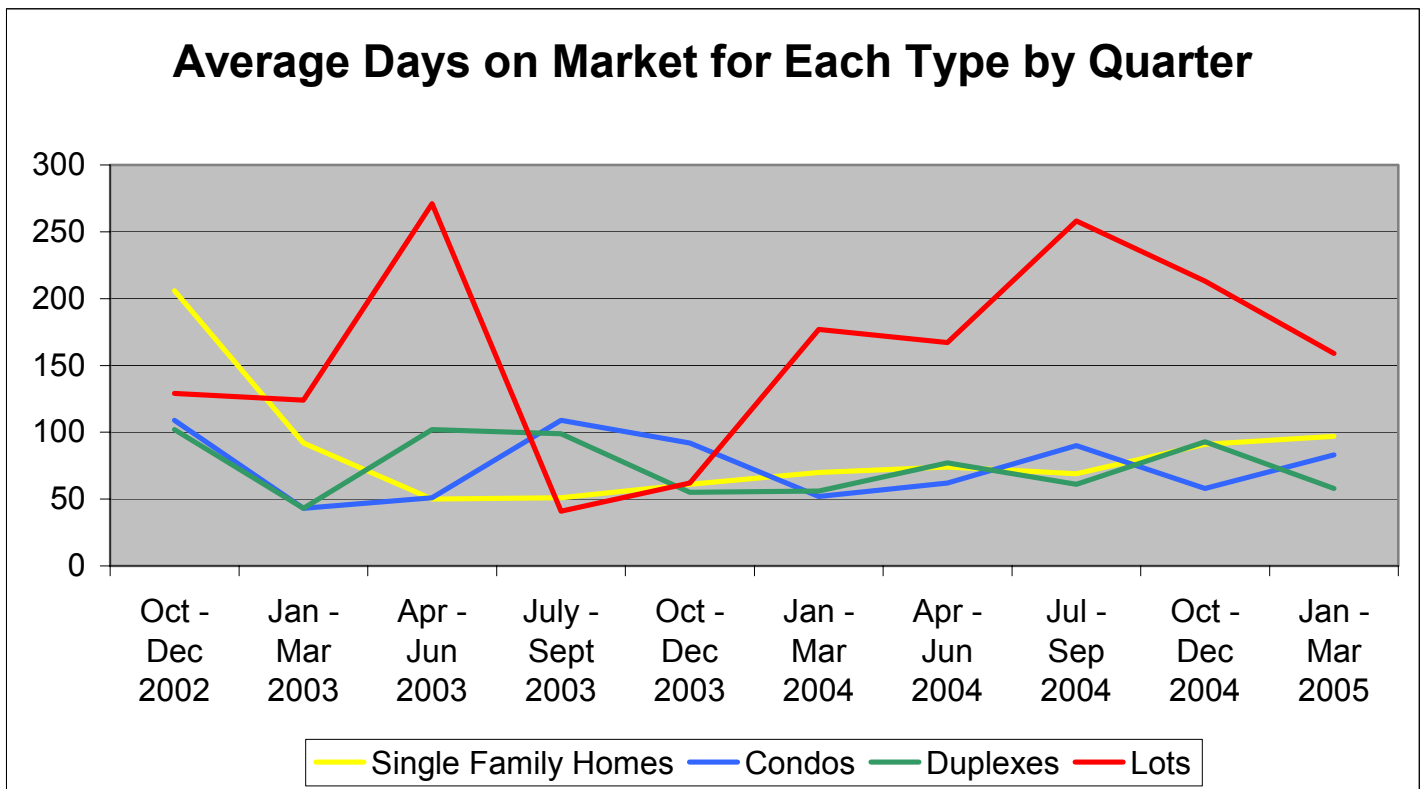
**Mirror, mirror on the wall** - Mirrors are great accessories and actually help to enlarge a room. Just make sure they reflect an attractive view – and not an area that you don't wish to enhance.

**A picture says a thousand words** - Hang prints or even family portraits. Simple prints can look expensive when jazzed up with an elegant frame. Of course, a family portrait helps to add a sense of warmth and a personal touch. Change your family photos to correspond to the season at hand, to keep the look fresh and new.

**Move things around** - It's easy to get bored of your home, when everything looks like it did on the day you moved in! Why not set-aside a Sunday afternoon with your family and change the look and feel of a room, by simply moving the furniture around. Before you begin, figure out where all the staple items will go and then have some fun. Be creative and try unexpected angles and interesting layouts.

**Shed some light on the situation** - The new millennium's solution to decorating, candles have resurfaced in popularity. While traditionally used as a source of light, candles are being incorporated into furnishings, acting as art replacements and taking on a decorative life of their own. Available in every colour and style under the sun, candles can be used to complement any home décor.

**Say it with flowers** - Flowers should not just be reserved for parties and special occasions, instead they should be used throughout the year to add that much-needed jazz to any room. Decorating with flowers and plants is a simple and natural solution and few decorating accessories are as affordable and versatile. In the summer time, consider planting a flower garden full of your favourite buds to ensure fresh, fragrant flowers are always on hand.



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## **Top 10 Barbecue Tips**

1. Never light a propane barbecue with the cover down. Have your match lit before turning on the gas.
2. When using charcoal barbecues never add lighting fluid once it has been lit.
3. Rub the grill with cooking oil before and after every use to prevent food from sticking and rusting between uses.
4. Use mesquite or wood shavings from a fruit tree for adding smoked flavour to your recipes. On charcoal grills, apply the shavings directly onto the coals. Sit a perforated tin can filled with the wood shavings on the grill of a propane barbecue.
5. To prevent burning or uneven cooking of larger items (such as potatoes), parboil them prior to barbecuing.
6. Clean the grill by covering the top of the rack with tin foil, shutting the lid and cooking on high heat. This will reduce any food residue to ash, which can easily be brushed away. Alternatively, scrub the grill with a brass-bristled brush (to prevent rust residue).
7. For slower, more even cooking, do not cook directly over the open flame. On propane barbecues turn on one burner only and place food on the grill above the element that is not burning.
8. Most charcoal briquettes take about 30 minutes after ignition to be ready to cook over. You will know they are ready when the briquettes turn from black to grey (at night they will sport a uniform orange glow).
9. Use dental floss to tie meat. It is strong and should not melt on the barbecue.
10. Cook cut, mixed vegetables (such as potatoes, corn, onions and mushrooms) in enclosed foil packets. Add margarine to prevent sticking and seasoning to taste. Insert a fork through the foil to check for desired tenderness. Remove the packets with oven mitts.

## **Biting Back - How to avoid mosquito and insect bites**

"Smack! Slap! Ouch!" Ah... the sounds of Canadian summer. The yearly battle between humans and mosquitoes rages in the yards of homes and cottages from coast to coast - and often, it seems, the insects are winning the war. Feeling powerless, property owners turn to quick fixes that are often costly and ineffective. Necklaces and wristbands that emit ultrasonic sounds, bug zappers that promise to electrocute airborne trespassers and a host of other gadgets have proven to be largely futile. So what is effective? Nature itself provides some salvation. Many species of fish eat mosquito larvae. Bats can consume thousands of adult insects in a night. But even living near a lake or bat cave is typically not protection enough. Understanding the lifecycle of the mosquito can help you control their populations around your property.

Mosquito larvae need water to develop - particularly standing water. Swamps, ponds, puddles - even the pools of water that collect inside old tires - are prime habitats for growing mosquitoes. Employing better drainage around your yard and eliminating areas where water is allowed to stagnate can help reduce their numbers.

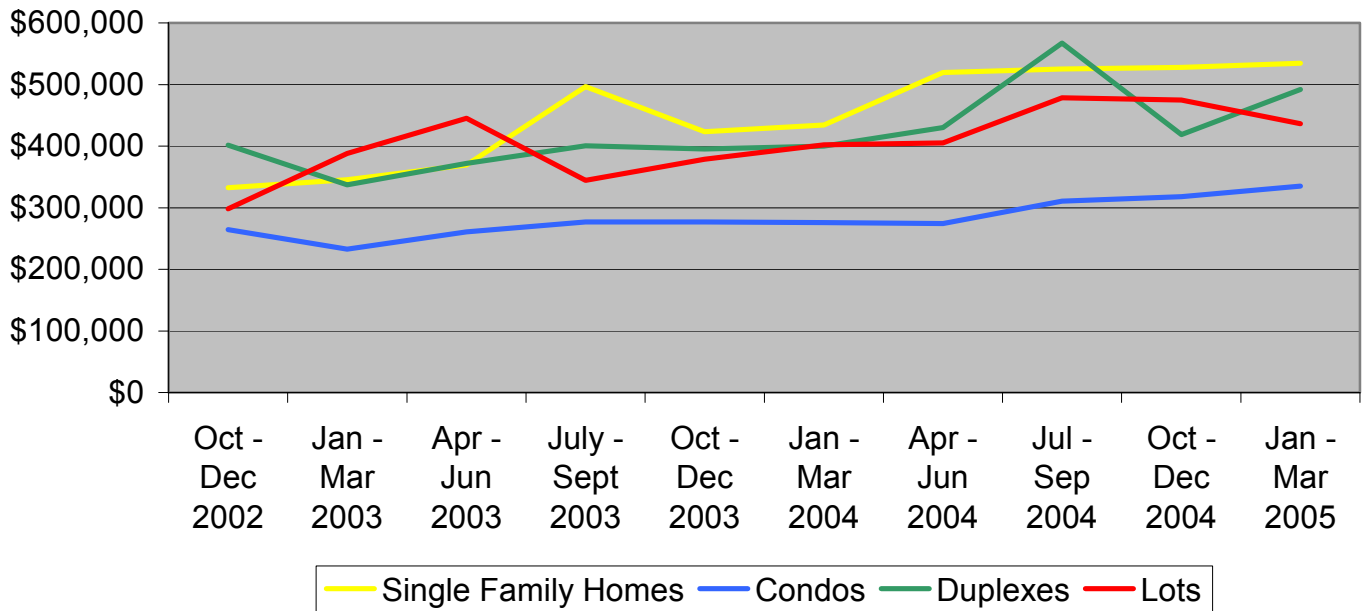
The most successful defence to date comes in the form of an insect repellents containing DEET (N,N-diethylmeta-toluamide). These sprays and lotions, applied directly to skin and clothing, work by blocking the mosquito's carbon-dioxide receptors, thereby disabling its ability to recognize you as a living, breathing food source. There has been a lot of negative buzz around DEET, but the general consensus now is that the product is safe when used as directed. Children should not use products that contain more than 10% DEET and should have an adult apply it. DEET repellents should not be over-applied and should never be applied on wounds, irritated skin or under clothing. Skin and clothing should be thoroughly washed after using a DEET insect repellent.

In the end it might be wardrobe that provides the safest and easiest insect protection. Mosquitoes are attracted to dark colours and bare skin, making light coloured clothing with long sleeves a smart choice.

If the mosquitoes are still getting under your skin, it may be best to retreat to an area protected by mosquito netting (a fine, breathable mesh that blocks mosquitoes from entering), or to the safety of your home or cottage in the early morning and evening. Most varieties of mosquitoes do the bulk of their feeding near dawn or at dusk.



## Average Sale Price By Quarter



Includes all sold listings in Canmore, Harvie Heights, Lac Des Arcs and Exshaw

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