

The "Greener", Less Expensive Lawn With Eco-Lawn

We've read about homeowners who have turned to artificial turf to keep their landscape green. But for most of us, this is the time of year when we're looking for "better" grass as we reseed our lawns.

Now, there's a lawn seed ideal for anyone who loves the lawn, but dislikes lawn maintenance. Eco-Lawn is a blend of fescue grasses - promoted as growing about 4 times slower than average lawn grass - one-fourth of the mowing - less work and less pollution. The Eco-Lawn does much of its growing in the soil. This grass has a longer root system than traditional grass - the roots reach over a foot into the soil. The benefit? Less watering and less fertilizer. The deep roots also make the Eco-Lawn more drought and pest resistant.

If you want a beautiful lawn this spring that's also environmentally "green", find out about the Eco-Lawn at www.wildflowerfarm.com

Wall Art - Take A Room From Boring To Brilliant

Looking for an exciting wall accent? Wall decals are a trendy way to add some splash to a bland wall. They're hip. They're trendy. They're made of ultra-thin, matte vinyl film. No mess, no masking tape - easy to put up and more importantly, when redecorating, easy to remove without damaging the paint.

These eye-catching decals are also ideal if you want to add a themed flair the next time you're hosting a gathering.

They're available at many home improvement stores, or go online at www.artapplique.ca/collections/decor for a wide selection.

2010 Forecast... 2010 Actual... And What Says The Crystal Ball?...

Unlike many other countries, home prices across Canada have climbed steadily over the past few years. Home prices here continued to climb but didn't quite reach the 2009-2010 year-over-year forecast. CMHC predicts prices will continue the upward trend this year.

Average Residential Resale Price

	2008	2009	2010 (F)	2010 (Actual)	2011 (F)
Canada	\$304,986	\$320,397	\$340,700	\$339,042	\$348,900
Alberta	\$352,857	\$341,818	\$358,500	\$352,301	\$355,600

*SOURCE: The Canadian Real Estate Association; (F) Forecast by CMHC. Housing Market Outlook - First Quarter 2010 & Housing Market Outlook - First Quarter 2011

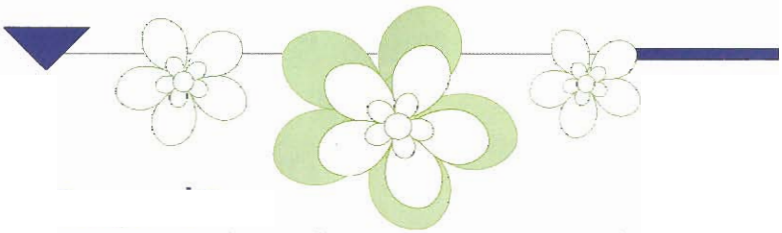
iPhone App For Bird Watchers

With the start of the spring migration, bird watchers are getting out their binoculars and field guides. Whether you're a backyard hobbyist or a full-out enthusiast, there's an iPhone app that adds a new dimension to this popular pastime... and no, it's not Angry Birds™.

iBird Explorer™ is a first-class, very portable, digital field guide. The "Pro version" details more than 900 North American species. It's easy to use - just a few taps open high-quality drawings and photos, as well as detailed descriptions. The app also has bird calls which add a whole new dimension to bird watching. Learn, see and hear too. More details at www.ibirdexplorer.com

There are many different versions - from Free to iBird Explorer Pro™. Pro is half-price (\$14.99) for spring on the Apple App Store.

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As you've experienced, part of our job is to listen to our client's "wish list" and then find the home that best matches those "wishes." Over the years, "wants" and "wishes" change as housing needs change. That's why we're always in touch.

When you have questions about other homes and neighbourhoods that would better meet your updated "wish list," or even your "dream list," please call us. Think of us as your personal real estate professionals who are always available to help.

When someone you know could benefit from our real estate expertise and knowledge, we hope you'll say, "call my Realtors, Doug & Roz."

It would be our pleasure to help them achieve their goals.

Best regards,

Doug & Roz

Value = Knowledge + Experience = Advice

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SCAN ME!



Federal Election - The Spring Media Buzz

It's the time of year for media stories to revolve around the spring housing market. Instead, today's news is all about the Federal election, world events, and energy costs.

As expected, Bank of Canada is holding the line on rates. But due to the shifting Bond Market's effect on "rate spread," as well as competitive pressure, the Big Banks bumped rates down a little - as in 10 to 15 BPS mid-March, then up a little - 15 to 40 BPS at the start of April. While election time is, historically, a time of "economic pause," it's interesting that the Banks dropped mortgage rates just before the election call. And then up - just a nudge. Guess is that rates may 'bump' down again, just a bit, before election day.

The trend seems to be ~ no trend. Next BOC announcement is scheduled for May 31st, after the election. Given the recent ups and downs for Consumer Rates, and world markets & events - looks like BOC may be able to tow the line of rate stability.



Fireplace Deep Cleaning

This is a great time of year to call a chimney sweep, as they're not likely to be as busy now as they will be in Fall - before the chill sets in. Once the soot and creosote build-up is removed from the inside of the chimney, look at the outside of your fireplace. If there are soot stains on the brick facing, scrub them off with TSP solution. In a bucket, mix 6 tbsp of TSP cleaner and 1 cup of chlorine bleach with one gallon of warm (NOT hot) water.

It may seem far off now, but come the first crisp evenings of fall, you'll be glad the fireplace is ready to glow!

Tip: WARM water NOT HOT - Why?

Because Chlorine bleach mixed with hot water could cause the release of Chlorine as a toxic gas.



Doug & Roz – Your Real Estate Connection



For Sale

VARSITY ACRES

This 1367 sq/ft home was extensively remodeled in 2006-2007. The 3bdm plan was modified into a spacious 2bdm design. Open concept with a park views. From spa like boths to gourmet kitchen. \$629,900



For Sale

Prominence Point

Bright & sparkling clean 1463 sq/ft 3 bdrm, 2 storey townhome with tandem double garage. Complete appliance package; Maple cabinets; hardwood floors and gas fireplace. Close to all amenities. \$324,900



For Sale

CONNAUGHT

XENEX - on 12th. Catering to Modern Living. Built in 2009 this 1 bdrm self-contained unit comes with a separate "Boardroom". In-suite laundry; ample storage and titled parking; large balcony! \$595,000



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