WINTER NEWSLETTER 2026/2027

Home for the HOLIDAYS

WINTER FAVOURITES, FESTIVE TRADITIONS,
LOCAL DISCOVERIES & A LITTLE REAL ESTATE.

WINTER LIVING IN COCHRANE

RECIPES & COCKTAILS

CHRISTMAS TRADITIONS

MARKET UPDATE

HOME SPOTLIGHT

BUYING IN WINTER



LOVE WHERE YOU LIVE.

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Real Estate
LOVE WHERE YOU LIVE
ROYAL LEPAGE
Benchmark

Hi Friends!

Welcome to my winter newsletter!

As the snow settles over the mountains and our little town lights up for the season, I always find this time of year so special.

Winter in Cochrane brings a unique kind of magic – crisp mornings, stunning mountain views, cozy evenings and a warm, welcoming community that makes this place feel like home.

In this little magazine, I'm sharing some of my personal winter favourites – from local experiences and Christmas traditions to seasonal recipes, a quick market update and helpful homebuying tips for the winter season.

So grab a warm drink, get comfortable and enjoy!

Jana

WHAT IS IT REALLY LIKE

LIVING IN *Cochrane* DURING WINTER?

SMALL-TOWN CHARM. BIG WINTER ADVENTURES.

Winter in Cochrane is anything but boring! From festive Christmas traditions and cozy downtown cafés to frozen-lake adventures and breathtaking scenery, there's something special about this little town at the foothills of the Rockies.

01

A LITTLE CHRISTMAS MAGIC

Cochrane Light Up brings the community together to celebrate the holiday season, with festive lights, local shops and a cheerful atmosphere. Cutting your own Christmas tree at a nearby tree farm can turn a simple tradition into a memorable winter adventure.

02

OUTDOOR FUN CLOSE TO HOME

Enjoy outdoor skating at Mitford Pond and other local rinks (when conditions allow), tobogganing at Bow Ridge Field, snowshoeing, cross-country skiing, fat biking and even winter camping. There's no shortage of ways to get outside and embrace the season.

03

THRILLS ON GHOST LAKE

Ghost Lake is known for its unique winter motorsport scene, with ice racing events (when conditions permit) that attract locals and visitors alike. It's a one-of-a-kind experience you won't find everywhere!

04

THE ROCKIES ARE CALLING

World-class skiing, snowboarding and tubing are just a short drive away in Canmore and the surrounding mountain parks. For the more adventurous, backcountry skiing and snowshoeing offer unforgettable experiences. Want a truly unique view? See the snow-covered Rockies from a helicopter!

05

WARM UP & UNWIND

After a day outside, there's nothing better than a hot drink at one of Cochrane's many welcoming coffee shops or a delicious meal at a local restaurant. If you're in the mood to relax, there are also wonderful spa and wellness options to help you recharge.

06

HISTORIC DOWNTOWN

Cochrane's historic downtown is full of charm, with unique shops, local restaurants, arts and culture, and beautiful holiday displays. It's the perfect place to stroll, shop local and soak in the cozy winter atmosphere.

07

ARTS, CULTURE & LOCAL EVENTS

From live music and theatre to art shows and community events, there's always something happening. Winter brings a special energy to town, with seasonal markets, festivals and plenty of opportunities to support local businesses.

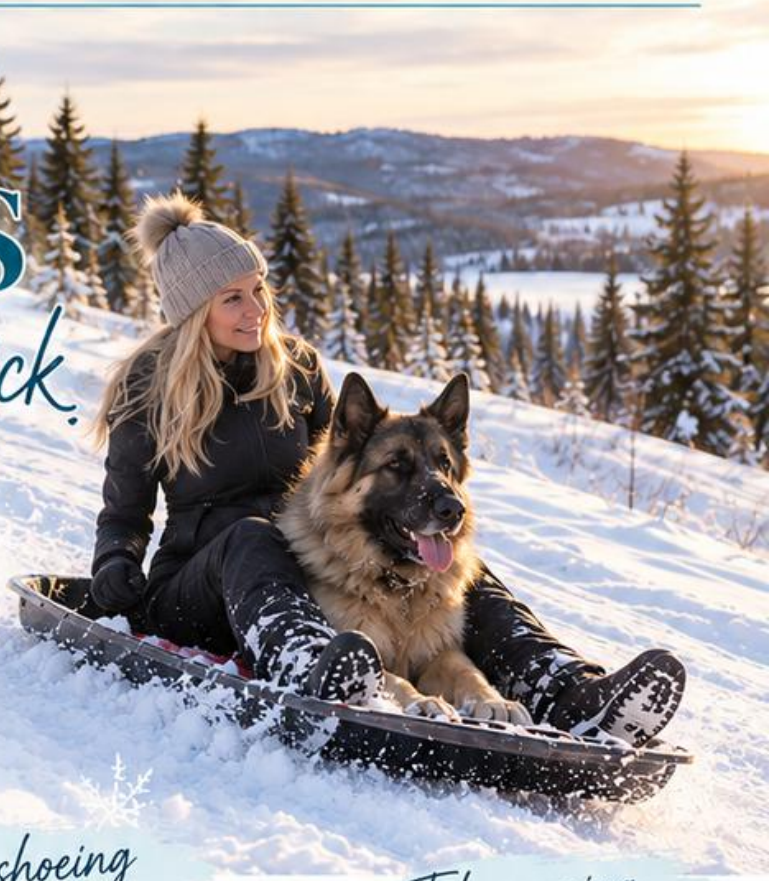
08

A WELCOMING COMMUNITY

Cochrane has a genuine small-town feel, with friendly neighbours, community spirit and a strong sense of belonging. Winter brings people together here – and it's one of the many reasons I love calling this place home.



WINTER ADVENTURES *with my 4 legged sidekick.*



Winter is my favourite season to get outside with my dog. From finding the perfect Christmas tree to exploring quiet snowy trails or racing down a hill on a toboggan, these simple moments are what make this time of year so special.

Cutting our Christmas Tree

There's nothing better than heading into the forest, breathing in the fresh winter air and finding the perfect Christmas tree. It's become a tradition for us, and my pup loves exploring the snowy trails just as much as I do.



Snowshoeing New Trails

Snowshoeing is the perfect way to slow down, enjoy the peaceful beauty of winter and discover new places. Whether it's in Waiparous or a local trail closer to home, it's incredible how different everything looks under a blanket of snow.



Tobogganing for the Fun of It

Sometimes the best adventures are the simplest ones. A fresh snowfall, a good hill and a toboggan are all we need for an afternoon of laughs, wagging tails and unforgettable winter memories.

My favourite winter companion

No matter the adventure, my dog is always by my side – keeping me active, reminding me to enjoy the little things and making winter even more special.

COLD NOSES. SNOWY TRAILS. HAPPY HEARTS.

What I Love Most About CHRISTMAS

Snow, traditions, a little chaos and the magic of slowing down.



For me, Christmas is so much more than a date on the calendar – it's a season filled with simple joys, meaningful traditions and time spent with the people (and pets) I love. It's when the world seems to slow down for a bit and everyday life feels a little quieter, a little warmer and a lot more magical.

THE SNOW

Christmas without snow? Absolutely not! The fresh snow, the peacefulness and the beautiful winter landscape make it feel like a real Christmas.

OUR TREE

Every year we head out into the forest to find and cut our own Christmas tree. It's become one of my favourite traditions – just me, my dog and the perfect tree.

RACLETTE ON CHRISTMAS EVE

A little taste of home – raclette on Christmas Eve is a must! Good food, friendly company and a cozy atmosphere make it the perfect start to our holiday celebrations.

THE COZY CHRISTMAS FLAIR

I love the twinkling lights, the decorations, the Christmas music and the warm, cozy feeling at home. There's something special about how everything just feels a little more magical in December.

Christmas Confessions!

#1 My pets get their own Christmas presents!

I buy Christmas gifts for my pets, wrap them and they get to unwrap them under the tree every year. It's always a blast and one of the highlights of our Christmas!

#2 Snow is a must!

Christian isn't really Christmas without snow – and I'll stand by that. A white Christmas just feels right!

FROM MY KITCHEN *to yours*



Nothing says Christmas to me more than the scent of freshly baked Zimtsterne. These traditional German cinnamon star cookies are a classic in my home every holiday season – soft and chewy on the inside, with a delicate crunch on the outside and a sweet almond flavour. They're simple to make and always bring a little extra holiday magic to the kitchen.

Zimtsterne

GERMAN CINNAMON STAR COOKIES

MAKES 30–40 COOKIES | **PREP TIME** 30 MIN | **BAKE TIME** 10–12 MIN

INGREDIENTS

3	cups	ground almonds (almond meal)
1	cup	icing sugar (plus extra for dusting)
2	tsp	ground cinnamon
2	large	egg whites (room temperature)
½	tsp	lemon juice

INSTRUCTIONS

1. In a large bowl, mix ground almonds, icing sugar and cinnamon.
2. In a separate bowl, lightly beat one egg white and add it to the almond mixture. Knead into a soft, slightly sticky dough.
3. Roll the dough out on a surface generously dusted with icing sugar to about 1 cm thickness.
4. Cut out star shapes with a cookie cutter and place them on a baking sheet lined with parchment paper.
5. In a clean bowl, beat the second egg white with lemon juice until frothy. Carefully brush it over the stars.
6. Bake at 150°C (300°F) for 10–12 minutes, until the icing is set but still white.
7. Let the cookies cool completely – they will be soft at first and firm up as they cool.

My Tip

For the best flavour, use ground almonds (not almond flour) and fresh cinnamon. These cookies taste even better after a day or two and can be stored in an airtight container for up to 3 weeks – if they last that long!

CHEERS to the Season

SIMPLE SIPS. BIG HOLIDAY MAGIC.

Have you tried the Mistletoe Kiss? It's my absolute favourite Christmas cocktail, and it's perfect for all your holiday celebrations! Fresh, festive and so easy to make – it's a drink that always brings a little extra magic to the season.



The Mistletoe Kiss

A FESTIVE CHRISTMAS COCKTAIL

INGREDIENTS FOR THE ROSEMARY SIMPLE SYRUP

- ½ cup water
- ½ cup granulated sugar
- 1 sprig rosemary

INGREDIENTS FOR A SMALL BATCH

- 6 oz vodka (I love Tito's!)
- 1 oz freshly squeezed lemon juice
- 2 oz rosemary simple syrup
- Club soda
- Handful of fresh cranberries (whole frozen berries are ok)
- 2 sprigs of rosemary

INSTRUCTIONS

1. **To make the rosemary simple syrup:** Combine the water and sugar in a small saucepan over medium-high heat. Bring to a boil while stirring occasionally to dissolve the sugar. Allow the mixture to boil for 5 minutes, then remove from the heat and add the sprig of rosemary. Let it steep for about 15 minutes, then discard the rosemary. Pour the simple syrup into a glass jar or bottle, cool to room temperature, cover and refrigerate.
2. **To make a small batch:** Pour vodka, lemon juice and simple syrup into a cocktail shaker filled with ice. Cover and shake well to blend. Strain the drink mix between two rocks glasses filled with ice, or just one if you prefer. Top with club soda and a few cranberries for garnish.
3. Add a sprig of rosemary to use as a stirrer. Enjoy!

♡ My Tip

The rosemary simple syrup can be made in advance and stored in an airtight container in the fridge for up to 2 weeks – perfect for holiday entertaining!

GERMAN CHRISTMAS *Traditions*



FAMILIAR TRADITIONS. LASTING MEMORIES.

Growing up in Germany, Christmas had a very special charm, and it's a tradition I love to keep alive. From cozy markets and warm drinks to little rituals and delicious treats, these are some of my favourite German Christmas traditions.

Glühwein

A warm cup of Glühwein is a must during the Christmas season. Whether at a Christmas market or at home, it's the perfect way to get into the festive spirit and stay warm on a cold winter day.

Christmas Markets

The Weihnachtsmärkte are one of my favourite parts of the season. Twinkling lights, handmade gifts, delicious food, and the festive atmosphere make a visit to a Christmas market a truly magical experience.

Gifts on December 24th

In Germany, presents are opened on Christmas Eve (Heiligabend), not on the 25th. We celebrate with a special dinner, often raclette, and then gather around the Christmas tree to open our gifts together.

Nürnberger Lebkuchen

These traditional gingerbread cookies from Nuremberg are an absolute favourite. Made with spices, nuts and a hint of orange, they taste like Christmas and always bring back fond memories.

Nikolausstiefel

On December 6th, children (and adults!) put out a boot or stocking (Nikolausstiefel) the night before. In the morning, it's filled with small treats like chocolates, nuts, mandarins and little surprises from St. Nicholas (Nikolaus).

Wichteln & Tiertafel

Wichteln is a fun gift exchange tradition, usually with friends, family or colleagues. And of course, my pets are part of the celebration too! They get their own little Tiertafel – beautifully wrapped presents to unwrap under the tree, which is always a highlight.

TRADITIONS THAT MAKE THE SEASON BRIGHTER.

IS WINTER ACTUALLY A GOOD TIME TO *Buy?*



Many people think of spring or summer as the best time to buy a home, but winter actually has some great advantages. With less competition, motivated sellers and the chance to see a home in a real-life winter setting, it can be a smart and strategic time to make your move.

Less Competition

Fewer buyers are actively searching in the winter months, which means less competition and a greater chance of finding the right home without bidding wars.



Motivated Sellers

Sellers who list their homes during the winter are often more motivated, which can lead to more flexibility on price, terms or possession dates.



See the True Condition

Winter shows you how a home really performs – from heating and insulation to snow removal and natural light. You'll get a better sense of what it's like to live there year-round.



Potential Savings

With less demand, there can be opportunities to negotiate a better price or favourable conditions, giving you more value for your money.



My Tip

Be prepared and work with a knowledgeable REALTOR® who can help you navigate the winter market. Get pre-approved, keep an eye on new listings and don't be afraid to explore – you might just find the perfect home when others are waiting for spring!

WHAT SHOULD YOU LOOK FOR WHEN BUYING A HOME IN THE *Winter?*



A winter home search can reveal a lot about a property. The colder weather puts a home to the test, and there are important things to look for – especially during the home inspection. Here are the key areas to pay attention to:

Roof & Gutters

Look for signs of ice dams, excessive icicles or uneven snow melt, which can indicate poor insulation or ventilation. Check that gutters and downspouts are clear and properly directed away from the home.

Heating System

Make sure the heating system works efficiently and keeps the home warm and comfortable. Ask about the age of the furnace, filter maintenance and the last time it was serviced.

Windows & Doors

Check for drafts, condensation between panes, and that all windows and doors seal properly. Cold air coming in can mean higher energy costs and potential moisture issues.

Moisture & Leaks

Look for signs of water intrusion, especially in basements and crawl spaces. Snow and ice can sometimes reveal small leaks or drainage issues that may not be visible in warmer months.

Chimney & Fireplace

If the home has a fireplace, have the chimney inspected for cracks, blockages or creosote buildup to ensure it's safe and ready for use.

Insulation & Ventilation

Good insulation keeps the home warm and energy bills lower. Check the attic, walls and basement for proper insulation and ventilation to prevent moisture buildup.

Drainage & Grading

Make sure snow melts away from the foundation. Look for proper grading, clear walkways and driveways, and no signs of water pooling near the home.

Natural Light

Winter days are shorter, making it a great time to see how much natural light the home actually gets. Check the brightness in each room, especially if natural light is important to you.

My Tip

Always work with a qualified home inspector who is experienced with winter conditions. They'll know exactly what to look for and can help uncover issues that might be easy to miss during the colder months.



THE MARKET *in a Minute*

CALGARY & AREA



Here's a quick look at the latest CREB® (Calgary Real Estate Board) residential market statistics. While winter is typically a slower time of year, the market remains balanced, with more inventory and stable prices compared to last year.

SALES
1,789
▲ +2%
compared to October 2025

NEW LISTINGS
2,735
▲ +8%
compared to October 2025

INVENTORY
4,661
▲ +20%
compared to October 2025

BENCHMARK PRICE
$587,000
▼ -1%
compared to October 2025

MONTHLY TRENDS

Calgary & Area Residential (Year-over-Year Comparison)



YEAR-OVER-YEAR SNAPSHOT

October 2025 vs. October 2026

	Oct 2025	Oct 2026	
Sales	1,746	1,789	+2%
New Listings	2,540	2,735	+8%
Inventory	3,872	4,661	+20%
Benchmark Price	$593,700	$587,000	-1%

Source: CREB® Calgary and Area Monthly Statistics Package (All residential properties). October 2026.

My Take

The Calgary & area market continues to show steady conditions with more inventory and a balanced market. Winter can be a great time to buy, with motivated sellers and less competition, giving you the opportunity to find the right home and negotiate favourable terms.

HOME *Spotlight*

16 FIRESIDE WAY | COCHRANE, ALBERTA

A welcoming duplex with a finished basement and room to make memories.



3	2 FULL + 2 HALF	SOUTH-FACING	SINGLE ATTACHED
BEDROOMS	BATHROOMS	HOME	GARAGE



FINISHED BASEMENT



WET BAR



ENTRYWAY

Why I Love It

A bright main level, south-facing exposure and an inviting finished basement make this a comfortable place to call home, whatever the season.

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LOVE WHERE YOU LIVE
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A PLACE TO CALL HOME. IN EVERY SEASON.

Wishing You a *Wonderful Holiday Season!*

Thank you for being part of my journey. Whether you're thinking about buying, selling, or simply looking for local recommendations, I'm always here for you.

Jana



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