

NOVEMBER 2025

DELIVERED MONTHLY TO 4,900 HOUSEHOLDS

your ARBOUR LAKE

THE OFFICIAL ARBOUR LAKE RESIDENTS ASSOCIATION NEWSLETTER



LIGHT THE NIGHT
DECEMBER 5

X-MAS CRAFT FAIR
DECEMBER 6 AND 7



NOSEHILL DENTAL
ALL PEOPLE ARE AWESOME

(403) 241-1900

Now accepting CDCP.

Everyone deserves a healthy smile!
New patients always welcome.

www.nosehilldental.com

Your trusted neighbourhood dentist
for over 40 years.

Open
Evenings &
Saturdays



GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING

**We make your phone ring.
We bring you more customers.
We grow your sales.**

Call 403-720-0762 | grow@greatnewsmedia.ca



SCAN ME



NOSEHILL DENTAL

Family Owned & Operated



Open
Evenings &
Saturdays

Book a comprehensive exam with X-rays and hygiene and receive a free electric toothbrush!



Comfort, Care & Convenience

Affordable dentistry for the entire family with your comfort and care as our priority.

Your Trusted Neighbourhood Dentist For Over 40 Years!

New and emergency patients always welcome.

Now accepting CDCP.

(403) 241-1900

www.nosehilldental.com

#101 - 1829 Ranchlands Blvd NW

OFFICIAL

PLUMBING & HEATING

Plumbing Services
Furnace Install & Repair
Drain Cleaning
Boiler Install & Repair
Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca
official-plumbing-heating.ca

GOAL! OR MAYBE NOT...

The first international soccer match was played between England and Scotland on November 30, 1872, on a cricket ground, no less! Tickets were sold for one shilling, and it is estimated that there were more than 2,500 spectators. The historic game ended scoreless, 0-0.

ALRA VISION AND MISSION STATEMENT



VISION

Arbour Lake will be the most desirable community that encompasses world class amenities, a sense of welcoming and engaging residents to live the exclusive lake lifestyle.

MISSION STATEMENT

The Arbour Lake Residents Association is a limited company that was registered under the laws of Alberta on July 19, 1991. The purpose of this company is to care for, and improve upon, the Arbour Lake amenities, with the main focus being a pristine ten-acre lake in the heart of the community.

ARBOUR LAKE RESIDENTS HALL RENTALS

Please see our website at www.arbourlake.com for rental information or visit the lake office.

Email: info@arbourlake.com

Phone: 403-241-2628

ARBOUR LAKE RESIDENTS ASSOCIATION

Phone: 403-241-2628

Website: www.arbourlake.com

Email: info@arbourlake.com

COMMUNICATION

We are in the digital age at Arbour Lake Residents Association. Please send an email to info@arbourlake.com to let us know what your email address is. All future AGM information and billing invoices will be sent to registered members via email, so please confirm your information with us.

Hall Rentals Basics

Can I Rent the Hall?

Any person over the age of 21 may rent the hall. The hall can be rented for independent group programs, presentations, and personal events such as birthday parties.

When Can I Book Hall Rentals?

Hall rentals must be booked at the Lake office. You must come into the lake office to book your rental, as we must go through a rental contract and necessary information with you.

What Do I Need to Rent the Hall?

You need your photo ID, payment for the hall rental, and a damage deposit cheque for \$400 at the minimum. If you will be having alcohol at your event, you must obtain a liquor license and Party Alcohol Liability Insurance. Proof of these must be given seven days prior to the event.

Where is More Rental Information?

Website: www.arbourlake.com

Email: info@arbourlake.com

Phone: 403-241-2628

Hall Programs

The Arbour Lake Residents Hall hosts various programs through the ALRA, as well as through independent groups. Keep busy and connect with others through our various offered programs!

Child Safe Canada Programs: Child Safe Canada offers various safety programs at the Arbour Lake Residents Hall. The programs are offered throughout the year and include "Strangers & Dangers," "Don't Touch! It's my Body," "Home Alone Safety," and the "Red Cross Babysitter Program." For more information or to register, please visit www.childsafecanada.com.

If you would like to host your program at the Residents Hall, please email us at info@arbourlake.com.



ALRA MONTHLY UPDATES

Lake Fees

Attention all Arbour Lake residents!

Your annual lake fee invoice should have been delivered by now. Please check both your paper mail and email for it. If you have not received your invoice, contact the lake office as soon as possible. Be advised that this fee is mandatory, and you cannot opt out of paying it. Payment is due by January 1, 2026. Interest will accumulate daily on any overdue balances.

Fees can be paid at the lake office by cash, cheque, debit, Visa or Mastercard. You can also pay through online banking using the account number noted on your invoice.

Flags

Flagpoles are located around the lake and at the front entrance, which indicate ice conditions as follows:

- Red Flag: Full closure of the lake area (stay off and far away from the water).
- Yellow Flag: Partial closure (contact the lake office or check the website for updates).
- Green Flag: Lake is open for all activities for the summer or winter season.

Thin Ice

The lake should hopefully start to freeze over in November but please remember the ice will be thin and dangerous! Stay off the ice and all docks when the red flags are up. The red flags will be changed once we open for skating season!

- No one will be allowed on the ice surface until a depth of 10" has been observed in our test locations. This will be on natural ice only (not resurfaced by the Olympia Zamboni).
- The Arbour Lake Olympia will not be put onto the ice until a depth of 15" has been observed in our test locations.

For More Information

To learn more about lake fees, payment methods, events, programs, and lake conditions, visit our website at www.ArbourLake.com or contact the lake office at 403-241-2628.

Also, make sure to follow us on Instagram and Facebook to stay informed about all upcoming events and programs!

WHAT'S UP AT THE LAKE

Hello Arbour Lake residents,

Already November! Our beautiful lake will soon transform into a beautiful snowy wonderland! Whether you're bundling up for a brisk walk, cozying up at home with a cup of hot chocolate, or getting started on your Christmas shopping, there's something magical about this time of year. With the promise of winter just around the corner, we're excited to show you our winter spirit!

Christmas Lights and Winter Pots

Even in this chilly November weather, our staff is busy bringing a festive cheer to our community. You might spot them setting up Christmas lights or decorating flowerpots with evergreens, berries, and bows! We can't wait to see the lake sparkle with holiday magic!

So, if you see them out there, give a wave (or a warm thank you!) as they turn Arbour Lake into a winter paradise.

Winter Programs

Our winter programs are open for registration! Make sure you sign up before it's too late. These programs start in January and include skating lessons of all kinds!

Toy Drive

We are excited to hold our annual toy drive again this year! We are accepting new unwrapped toy donations for the Ronald McDonald House! Every year our residents do an amazing job supporting this cause by bringing in donations that help families in need this holiday season. Stop by our office to drop off donations.

For More Information

Stay updated on what is going on at the lake by checking out our website and social media @ArbourLakeResidentsAssociation on Instagram and Facebook.



UPCOMING EVENTS

Senior's Social

Join us for another senior's social event! On November 22, connect with friends and meet new people while playing board games and listening to music. We will also have coffee, tea, and delicious doughnuts. See you soon!



Light The Night

Our Light the Night event will be held on Friday, December 5. Don't forget to bring a toy for our annual toy drive! We look forward to you joining us for a luminous night full of treats, fun, and family pictures with Santa!



Arbour Lake Safe Space Initiative

The ALRA Safe Space Initiative is dedicated to creating a welcoming inclusive environment that embraces the diversity of our residents, guests, staff, and community. Through continuous education, awareness campaigns, and outreach efforts, this initiative aims to create a foundation that respects and accepts every individual, irrespective of differences, without biases. Our policies and conduct are designed to ensure that residents, patrons, and staff uphold the principles of this initiative. This initiative is dedicated to nurturing a safe and inclusive space that fosters a sense of belonging within the community, where individuals feel respected and valued.

X-mas Craft Fair

Our Christmas Craft Fair is back again! Don't miss out on all the cool crafts and treats being sold. This event will be held on December 6 and 7 from 11:00 am to 4:00 pm at our Residents Hall. What an awesome opportunity to buy handmade Christmas gifts and support local artists!



Kid's Christmas Party

Our annual Kid's Christmas Party will be held on December 13 and 14! Registration is required for all children participating in the event at a cost of \$40 per child. The event is limited to Arbour Lake children aged 12 and under. Sign up at the lake office to reserve your spot!





TNC PLUMBING

- All your household plumbing & gas fitting needs
- Northwest residence
- Quick response
- Renovations & additions
- Hot water tanks
- Tiling and drywalling
- Free quotes & same day service

Call Tye the Plumber 403-399-8640



Magic Carpet Ride Program

We help families learn to use everyday activities to build a love of literacy and learning.

FREE! Contact us to learn more:
famlit@canlearnsociety.ca | (403) 686-9300 ext. 128

www.canlearnsociety.ca/magic-carpet-ride





Hey, everyone! Colour the picture and drop it off at the lake office for a chance to win a great prize!



Name: _____

Address: _____

Phone: _____

**THE GIFT THAT
KEEPS ON GIVING...
A NEW SMILE WITH
INVISALIGN®**

Straighten your teeth comfortably
and discreetly with Invisalign—
because confidence never goes
out of style.



BOOK YOUR FREE CONSULTATION TODAY
587.351.7735 | info@toothworkscalgary.com

toothworks
CALGARY

**CHOOSE FROM
2 TYPES OF
WHITENING:**



FOR \$399

OR



FOR \$275



We Follow the ADA&C Fee Guide!

			SAME FEE
Code	Treatment Description	ADA&C Fee Guide Pricing	Toothworks' Pricing
01103	New Patient Exam	\$137.65	\$137.65
02144	4 Bitewing X-Rays	\$105.38	\$105.38
02113	3 PA X-Rays	\$81.35	\$81.35
02601	Panoramic X-Ray	\$106.61	\$106.61
11113	3 Units Scaling	\$250.53	\$250.53
11101	Polishing	\$74.40	\$74.40
12112	Fluoride Treatment	\$36.05	\$36.05



USE IT OR LOSE IT

Insurance Expiry Dec 31st

Don't let your benefits go to waste.

Family and Cosmetic Dentistry

Whether you're looking for a simple cleaning and check-up for your family or more advanced Cosmetic work, we can help. We offer a full range of services, from Dental Cleanings and Fillings to Cosmetic Procedures such as Dental Implants, Veneers, Crowns & Bridges, Tooth Coloured Fillings, Teeth Whitening, and more. Oh, and did we mention we're great with kids?



Get the smile you've always wanted with the clear alternative to braces. Book a FREE consultation today to find out if you're a candidate and discuss our in-office financing options.

iTero®

We are a digital impression practice.

Visualize a better smile.

Do you have a strong gag reflex? Hate the mess of gooey impression materials? The iTero 3D Oral Scanner comfortably captures the intricate contours of your teeth with high levels of precision for crowns, bridges, Invisalign, and much more without the goop or gag.

**Flexible in-office
financing options
available at 0%!**

BOTOX®
COSMETIC
Dysport™

**STARTING AT
\$7 PER UNIT**

Want to look like you've turned back the hands of time? Need relief from TMJ or tension headaches? Book a FREE consultation and see how Botox can help!

**SCAN TO
BOOK AN
APPOINTMENT**



services



**TEETH
WHITENING**



**DENTAL
IMPLANTS**



**CERAMIC
RESTORATION**



**BOTOX
TREATMENTS**



**PORCELAIN
VENEERS**



INVISALIGN



**SMILE
MAKEOVER**



**TEETH
CLEANING**



CROWNS



**NIGHT
GUARDS**



**DERMAL
FILLERS**



BRIDGES



TMD THERAPY



**TOOTH COLOURED
FILLINGS**

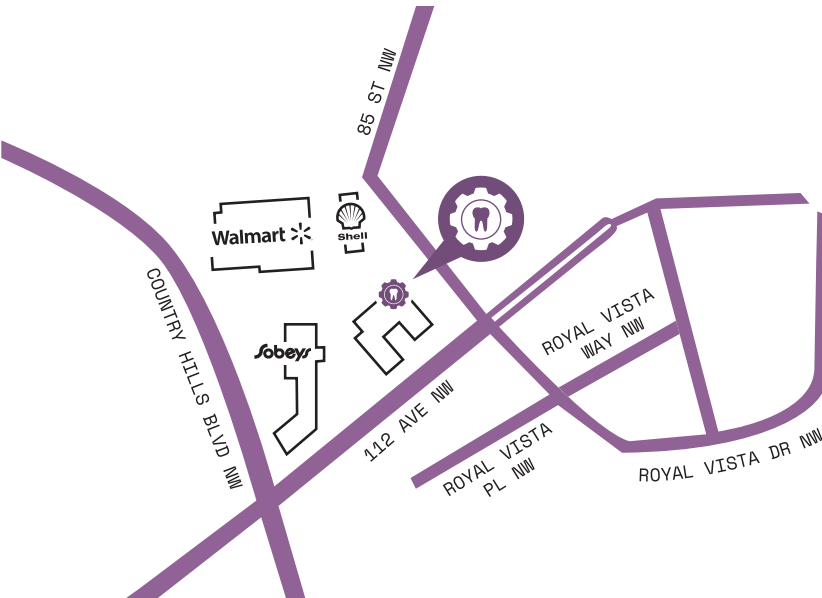
**DIRECT BILLING
TO INSURANCE**

**OPEN EVENINGS & 2
SATURDAYS PER MONTH**

**ACCEPTING NEW
PATIENTS**

ALL INSURANCES ACCEPTED

SEDATION OPTIONS AVAILABLE



toothworks
CALGARY

LOCATION
ROYAL OAK PLAZA
7123, 8650 112 Ave NW

CONTACT US
P 587.351.7735
E info@toothworkscalgary.com
W www.toothworkscalgary.com



All services performed
by a general dentist

C	A	T	R	B	W	O	C
B	E	S	A	E	L	Y	O
A	N	T	Z	A	P	I	G
O	P	A	C	R	L	N	L
K	L	R	N	F	O	X	L
P	D	H	B	F	R	S	I
B	O	R	F	A	Y	E	O
M	G	B	S	C	T	A	N

WORD SEARCH :

COW ANT DOG
 CAT RAT LION
 BEAR FOX
 PIG BAT

WORDS CAN BE
 VERTICAL,
 HORIZONTAL,
 DIAGONAL AND
 BACKWARDS!





Arbour Lake Real Estate Update

Last 12 Months Arbour Lake
MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
September 2025	\$697,499	\$687,500
August 2025	\$580,388	\$578,388
July 2025	\$490,000	\$495,000
June 2025	\$429,900	\$426,900
May 2025	\$724,900	\$719,950
April 2025	\$526,900	\$519,450
March 2025	\$729,000	\$724,000
February 2025	\$657,450	\$655,000
January 2025	\$592,000	\$593,750
December 2024	\$319,000	\$315,000
November 2024	\$650,000	\$640,000
October 2024	\$650,000	\$643,500

Last 12 Months Arbour Lake
MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
September 2025	14	6
August 2025	12	8
July 2025	17	11
June 2025	13	13
May 2025	29	16
April 2025	13	14
March 2025	17	18
February 2025	17	10
January 2025	14	8
December 2024	3	5
November 2024	16	19
October 2024	13	9

To view more detailed information that comprise the above
MLS averages please visit arbr.mycalgary.com

Time to Renew Your Mortgage?

Don't Settle – Discover Better Rates and Options! Get Ready to Save Big!

ANITA RUSSELL **403-771-8771**
anita@anitamortgage.ca

Licensed by Avenue Financial

Brain Freeze

That sharp headache from cold treats? Doctors call it “sphenopalatine ganglioneuralgia”. Try saying that the next time you eat an ice cream and get brain freeze!

EVENT RECAP

Sand Art Presentation

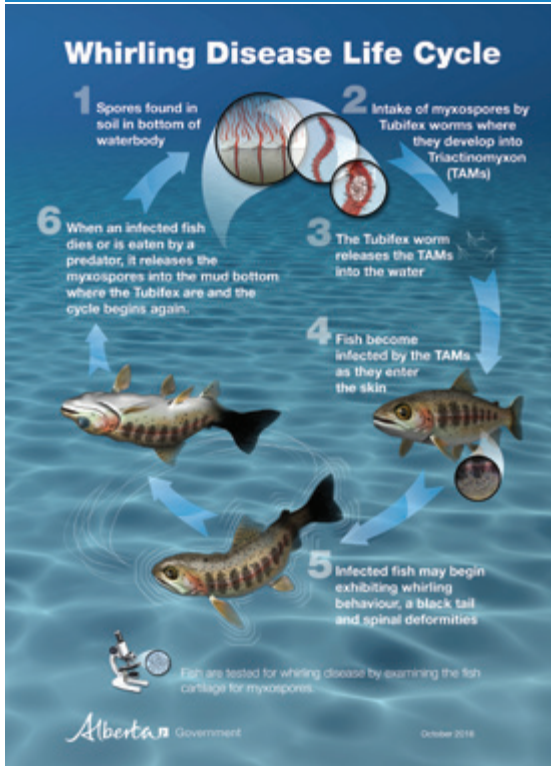
The sand art event was a truly mesmerizing experience! Creativity met nature in a stunning display of light and shadows. Thank you to everyone who came out to support the artist and share in the beauty of the moment!



Movie on the Beach

Our Movie on the Beach event was a magical evening. We can't wait to do it again and enjoy more movies with you all!





Fishing is Catch and Release Only!

At this time, only catch and release fishing will be permitted at Arbour Lake, until further notice. There will be no keeping of any fish of any kind of size! This is a result of Alberta Environment and Parks shutting down all fish stocking within the bow river drainage area, of which Arbour Lake is included. Due to whirling disease found in the Bow River and commercial fish culture operations, no fish may be kept. Any fish that cannot be returned to the water, must be surrendered to a staff member.

More information regarding whirling disease can be found at www.alberta.ca/whirling-disease.

Fishing

- May only be done from the designated fishing docks.
- Hooks must be Barbless and egg hooks are not permitted. No triple hooks are to be used. This ensures the survival of released fish.
- No live bait, corn, bread, minnows, smelts, fish or nets may be used to catch fish.
- Only one rod per resident may be cast at any one time and fishing lines must be attended to at all times.
- Random tackle box, bag and hook checks will be performed to ensure all Rules & Regulations are being followed.

NOTICE

You CANNOT use live bait, corn, dough, bread, minnows, smelts, fish or nets to catch fish.

You CANNOT use barbed hooks, triple hooks or egg hooks!!!

CATCH AND RELEASE ONLY
THIS IS FOR ALL FISH OF ALL SIZES AND KINDS!

Injured fish that cannot be returned to the water, **MUST** be handed over to a staff member for disposal.

Eutrophication

Here is some information on how important it is to be careful with how much fertilizer you use on your lawn. When you use too much fertilizer on your lawn, the excess nutrients are carried away by the rain and other forms or irrigation. The nutrients mix with water and find their way into our beautiful lake. These nutrients cause the algae and plants in the water to multiply rapidly, creating an algae bloom. This excessive amount of algae prevents sunlight from reaching the bottom of the lake. The plants lacking sunlight will die at the bottom of the lake where decomposers will use up the oxygen. When a bloom occurs, there is too much organic matter ready to decompose and all the remaining oxygen in the water is used by decomposers to decompose dead plants. This can cause all our fish to suffocate from the lack of oxygen. With your help in preventing the overuse of fertilizer, we can work together to keep the lake healthy and beautiful for all residents to enjoy.

Yielding to Emergency Vehicles

by Alberta Health Services

For everyone's safety, it is important motorists understand how to correctly yield right-of-way to emergency vehicles when their lights and sirens are activated. You can help all first responders navigate roads quickly and safely by following these basic rules.

When an emergency vehicle approaches with lights and siren activated:

- If you're in the middle of an intersection when an emergency vehicle approaches with lights and siren activated, safely clear the intersection; be prepared to pull over.
- On a one- or two-lane road, motorists should move to the right side of the road, slow down, and then stop, remaining parallel with the road. Remember to signal.
- On one-way streets move to the nearest curb, either the right or left.
- On a road with three or more lanes, motorists should move to the nearest side of the road and stop. If driving in the centre lane, move to the right side of the road and stop. Remember to signal.
- Come to a complete stop and wait for the emergency vehicle to pass. Shoulder check for more emergency vehicles before re-entering traffic flow. Remember to signal.
- Emergency vehicles might use any available road space to maneuver. This could include shoulders or turning lanes, etc., in order to safely pass other traffic.

When operating a vehicle:

- Reduce speed to 60 km/h or the posted speed, whichever is lower, when passing any stopped roadside vehicle with flashing lights activated (emergency vehicles, tow trucks, maintenance trucks, etc.). This law applies to the lane immediately next to the stopped vehicles. If you're not in the lane next to the stopped vehicles, it is recommended to reduce speed and leave lots of space between yourself and emergency personnel.
- Do not break the rules of the road in order to give right of way to an emergency vehicle. This could include proceeding through a red light or making an illegal turn. Actions such as these jeopardize all motorists in the area.



- Drivers must place their full attention on the road and the safe operation of their vehicle at all times. The fine for distracted driving in Alberta is \$300 and three demerit points.
- Do not drive within 150 meters of an emergency vehicle with its siren and/or flashing lights on. For reference, 150 m is nearly 1.5 times the length of a football field.

TG Industries Ltd.
PolyB Replacement Specialists
Plumbing • Heating • Gas Fitting
LOCATED IN SCENIC ACRES

PolyB grey waterlines have been discontinued since 1994 in Canada as this product has failed due to repeated water leaks.

- City of Calgary Licensed and Liability Insured
• WCB Covered
- 40 Years Experience, in business for 12 years
• We also offer drywall repairs when Pex waterlines are completed

**CALL US FOR A
FREE REPLACEMENT ESTIMATE**

403-200-4774

tgindustriesltd@shaw.ca

Ted Wilson | Master Plumber / Gasfitter

Calgary's Most Trusted Bathroom Renovator



- A+ Better Business Review Rating
- 750 5-star Google reviews
- High quality at a fair price
- Free quotes
- Bonded and insured



Book today and receive up to \$500 off your bathroom renovation! – limited time only!



587-325-8258
www.myhomehandyman.ca

BRAIN GAMES

SUDOKU

	2			8	9	7		3
				1	5			8
9								
	9					3		
3		7				2		1
		4					6	
								6
8			4	7				
5		1	9	3			8	

SCAN THE QR CODE FOR THE SOLUTION



MLA, Calgary-Foothills

Court Ellingson

Shadow Minister for Finance

202-1829 Ranchlands Blvd NW, Calgary

403 216 5444

Calgary.Foothills@assembly.ab.ca

facebook.com/CourtEllingsonYYC

@CourtEllingson_

Happy Autumn Calgary-Foothills!

As I write this article, teachers are about to go on strike for the first time in almost 25 years. Teachers are frustrated. Frustrated with salaries that have fallen far behind the cost of living. Frustrated with unmanageable class sizes and classroom complexity. Frustration levels are so high that 40% of new teachers leave the profession in their first five years. This UCP government is promising more teachers and more schools. But those promises, which will take years to deliver, won't even match the resources required today. Alberta's New Democrats are committed to a robust public education system that delivers for our children.

I want to thank everyone who attended our MLA Ask me Anything Townhall. I'll continue fighting for investment in public education, for the construction of local schools, and the hiring of teachers and educational assistants.

With the changing of the seasons come other changes – like changing up our tires. I know I'll be swapping out summer for winter tires as I resume my weekly commute to Edmonton for the fall session of the legislature.

We also change up our sporting activities from baseball, soccer, and cricket for skiing, snowboarding, and skating.

Join us for our 'Skate and Smile' event at Crowfoot Arena on Saturday, November 15, 1:30 to 4:30 pm. This is a free event including free skate rentals! We will have hot chocolate and snacks to keep you warm and energized!

Meanwhile, don't hesitate to contact Calgary.foothills@assembly.ab.ca to learn how your MLA can support you! Ask about our e-newsletter list to stay updated on local events, and changes to provincial legislation. If you would like to volunteer with my office or have questions, please contact my email above, and follow my work on social media. Until next time!

BUSINESS CLASSIFIEDS

For business classified ad rates contact Great News Media at 403-720-0762 or sales@greatnewsmedia.ca

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Arbour Lake. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating.ca; www.official-plumbing-heating.ca.

ARBOUR LAKE MORTGAGE BROKER: Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita Russell at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

Disclaimer: The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

FALCONER HANDYMAN SERVICES LTD: New decks, fences and repairs. Stucco patching, re-stucco, foundation parging, interior and exterior painting, flooring, drywall, concrete, landscaping, and renovations. No job is too small. Fully insured. WCB and BBB member. For free estimates, please call Wes at 403-809-3644 or email handyfalconer@gmail.com.

JEFFREY ELECTRIC: Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates. www.cejelectric.com or call Clayton at 403-970-5441.



SCAN HERE TO VIEW ADDITIONAL ARBOUR LAKE CONTENT

**News, Events,
& More**



**Crime
Statistics**



**Real Estate
Statistics**





40
YEARS

KirbyCox
& ASSOCIATES

Serving the Calgary Real Estate Market

Over 200 Homes Sold in 2024!!
30 Consecutive Years @ Top 1% in Canada

KirbyCox | Cam Sterns

**Contact Us Today and Let Our
Experience Work for You!**

SOLD!



160 Royal Birch Circle NW
3 Bdrms, Finished Walkout
\$649,900



1401, 81 Arbour Lake View NW
1 Bdrm in Westberry, Top Floor
\$325,000



56 Rocky Ridge Drive NW
4 Bdrms, Finished Walkout on Park
\$737,000



117 Rockcliff Bay NW
5 Bdrms + Den, Finished Walkout
\$1,499,900



55 Tuscany Estates Drive NW
4 Bdrms + Den, Finished Walkout
\$1,060,000



93, 6915 Ranchview Drive NW
3 Bdrm Townhome, Fully Finished
\$364,900

**3D tours, detailed floor plans, plus much more with our proven marketing and
state-of-the-art technology. Call for your free home evaluation today!**



kirbycox.com
Royal LePage Benchmark

403.247.5555