

DECEMBER 2024

YOUR OFFICIAL COMMUNITY NEWSLETTER

# the news

BRINGING WEST SPRINGS, COUGAR RIDGE, & WENTWORTH TOGETHER



Season's greetings  
from David.

403-869-7971 | david@davidpellettier.ca | davidpellettier.ca



Friend  
Neighbour  
Realtor®  
**David Pellettier**

wscr.ca



**CENTURY 21**  
Bamber Realty Ltd.

## Our Services

Professional Photography/  
Videography/Aerials  
Digital Marketing  
Print Materials  
Global Exposure

#1 Agent in the West Side  
#9 Producer Canada-wide for  
Century 21 for the first half of 2024

**67 transactions and  
66 million sold in 2023**

44 Spring Valley Lane SW



**\$3,488,000**

5 Bed, 5.5 Bath | Mountain Vistas | MLS# A4166471

309 Wild Rose Close



**\$2,288,000**

3 Bed, 4.5 Bath | Bragg Creek Retreat | 11 Acres

27 Corral View



**\$1,898,000**

3 Bed, 3.5 Bath | 2 Acre Retreat | MLS# A2174278

2301 13 Street NW



**\$1,488,000**

4 Bed, 3.5 Bath | Facing Confederation Park | MLS# A2145421

268 Snowberry Circle



**\$3,988,000**

5 Bed, 5.5 Bath | Guest Suite | Breathtaking Views

315 Simcrest Heights SW



**\$1,298,000**

4 Bed, 3.5 Bath | Huge Lot | MLS# A2176127

**Mark D. Evernden | 403.829.3776**  
**[www.evergroupcalgary.com](http://www.evergroupcalgary.com)**

# BMAX BROKERS

## MERGERS & ACQUISITIONS

We specialize in maximizing the sale value of businesses by attracting multiple offers from targeted, qualified buyers.

### Services

- Preparation and Planning
- Valuation Analysis
- Marketing Strategy Development
- Preparation of Marketing Materials
- Target Buyer Identification and Outreach
- Managing the Bid Process
- Negotiation and Deal Structuring
- Due Diligence Management
- Regulatory and Compliance Guidance
- Transaction Closing
- Post-Sale Transition Support

✉ info@bmaxbrokers.com | ☎ 403-249-2269

## Thinking about a kitchen update?

REPLACE OR REFACE

**BLOOM**  
*kitchens*

DESIGN | REFACE | RENOVATE

Call 403.860.9088

visit us



bloomkitchens.ca



UNIVERSITY OF CALGARY

## Were you in a NAPLS study?

- We are trying to find people who previously took part in any of our NAPLS studies at the At-Risk for Mental Illness Research Program.
- We invite you to participate in a short interview so we can learn how you have been doing.

For more information, please contact:  
403-210-8740 or [napls@ucalgary.ca](mailto:napls@ucalgary.ca)

The University of Calgary Conjoint Health Research Ethics Board has approved this research study "Predictors and Moderators of Long-Term Outcome of Persons at Clinical High Risk for Psychosis" (REB21-1762)

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

WEST SPRINGS



COUGAR RIDGE



**RITCHIE'S**  
Plumbing & Heating

## Services

Plumbing & Drain Cleaning  
Heating & Gasfitting  
Inspections  
Tank Replacement  
Sewer Camera Inspections

24 HOUR EMERGENCY SERVICE tel. 587 392 6486

# What does the WSCRCA do?

- We run youth and family related programs.
- We are your voice at City Hall. Dealing with planning and development proposals, traffic, parks and recreation, and a direct voice to our local City Councillor.
- We support community initiatives and events. Community clean up, Charity Stampede Breakfast, community garden, and so much more!

## Community Association Versus Residents Association

The community of West Springs/ Cougar Ridge encompasses several subdivisions, some of which have a Residents or Homeowners Association. Both play an important, but different role, in the community.

COMMUNITY ASSOCIATION	RESIDENTS ASSOCIATION
✓ Membership is voluntary	✓ Membership is mandatory
✓ Represents all households in the WSCRCA boundaries	✓ Annual fees registered against property title. Fees must be paid in full prior to the sale of the home.
✓ Organizes community wide events and programs	✓ Maintains the landscaping and other amenities in the public green spaces for a specific subdivision

Check out our website, [www.wscr.ca](http://www.wscr.ca), for all that we do! Want to stay up to date and have early access to all our events and offerings? Become a member!

### Become a West Springs Cougar Ridge Community Association Member

\$25 per Household or \$15 for Seniors

That gets you:

- Priority registration and discounts for WSCRCA run program and events.
- Support for a more vibrant community by supporting community-based initiatives.
- Members only emails.
- The right to vote at the AGM if you are a WSCR resident.

You can still become a member even if you do not live in the community!

Purchase your membership online at [www.wscr.ca](http://www.wscr.ca).



## Become a Member

We have strong community spirit in West Springs Cougar Ridge. Do your part and join the Community Association and, if you can, volunteer to make it even stronger – we can always use more help and it's a great way to meet residents of your community! Visit [wscr.ca](http://wscr.ca) for more information.

## FOLLOW US ON

- Facebook: <https://www.facebook.com/wscrca/>
- X (Twitter): @WSCRCA
- Instagram: @wscrca
- Website: <https://wscr.ca>



# Winter Driving Safety

## Collision Prevention

- Clean snow and ice off your vehicle's windows, side view mirrors, headlights, taillights, and license plate.
- Slow down, as posted speed limits are intended for ideal road conditions.
- Keep your headlights on so drivers behind you can see your taillights - don't rely on daytime running lights.
- When changing lanes, signal early to let other drivers anticipate and react.
- Allow at least three times the normal following distance when driving on slick roads.
- Know your braking system and how it reacts to ice. Be gentle with braking pressure on slick roads.

## If You Are Involved in a Collision

### When should I report a traffic collision?

A collision must be reported to the Calgary police when there are any injuries, damage exceeds \$5,000, or you are the victim of a hit and run.

### How do I report a traffic collision?

Collisions resulting in injuries, or where one or more of the vehicles is not drivable can be reported by calling 403-266-1234 (non-emergency) or 9-1-1 (emergency).

The Traffic Section: 6528 11 St NE

Open Monday to Friday from 8:00 am to 4:00 pm (closed on statutory holidays).



## Significantly Expanding Calgary's Urban Canopy

Calgary's urban canopy will receive a major boost thanks to a nearly \$61 million funding agreement between The City of Calgary and the Government of Canada as part of their 2 Billion Trees (2BT) program. The funding will result in 930,000 new trees planted in the city, helping to maximize canopy expansion and provide equitable access for all Calgarians.

The 2BT program, which is part of the Government of Canada's commitment to plant two billion trees through a broader approach to nature-based climate solutions, aims to help motivate and support new tree planting projects across Canada.

# OFFICIAL

PLUMBING & HEATING

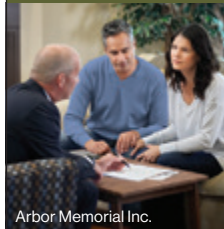
Plumbing Services  
Furnace Install & Repair  
Drain Cleaning  
Boiler Install & Repair  
Electrical

**\$50**  
Service Call Fee



**403-837-4023**  
[info@officialplumbingheating.ca](mailto:info@officialplumbingheating.ca)  
[official-plumbing-heating.ca](http://official-plumbing-heating.ca)

## The next step in your estate and retirement planning



Include final arrangements in your planning to protect your family.



Eden Brook  
Funeral Home & Cemetery  
by Arbor Memorial

Arbor Memorial Inc.

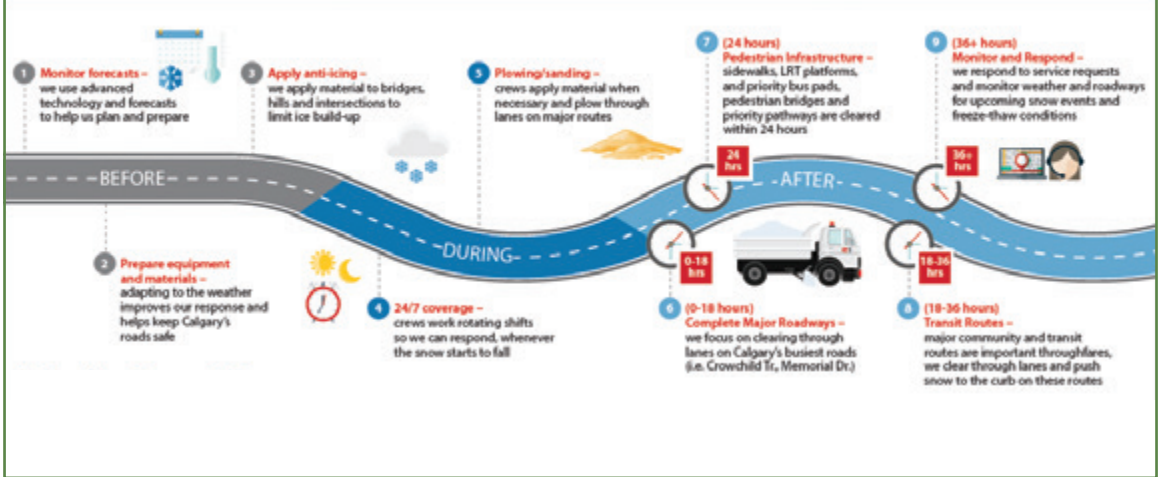
[edenbrookcemetery.ca](http://edenbrookcemetery.ca) • 403-217-3700

**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.

# Priority Snow Plan

It is that time of year again that our city becomes blanketed with the dreaded “s” word - snow. Keep up to date with the City’s priority plan, snow and ice clearing progress, and road conditions map that can be found at [www.calgary.ca/roads/conditions/sanding-plowing-priorities](http://www.calgary.ca/roads/conditions/sanding-plowing-priorities).



the alex. | Health. Home. Humanity.

## DON'T MAKE US SEND THE CAROLERS!

We've got carolers on standby, ready to sing until you give! But there's a better way to save the holidays (and your sanity): scan the code, make a quick donation to The Alex, and we'll call off the musical reinforcements. Your ears (and your neighbours) will thank you!

Donate today, and not only will you keep the carolers at bay, but you'll also be spreading holiday cheer in a big way! Curious to know how? Check out [StopTheCarolers.ca](http://StopTheCarolers.ca) after you gift!

[www.thealex.ca](http://www.thealex.ca)

thealexchc

thealexcommunityhealthcentre

**Donate Now, Save Your Ears Later!**

SCAN ME

# Mental Health Over the Holidays

The holiday season is a joyous time, but it can also bring stressors that affect our mental well-being. As we navigate the hustle and bustle of gatherings, gift shopping, and festive traditions, it's essential to prioritize our mental health and well-being.

- **Set Realistic Expectations:** Avoid putting pressure on yourself to create the "perfect" holiday. Embrace imperfections and focus on what truly matters.
- **Manage Stress:** Identify stressors and find healthy coping mechanisms, such as deep breathing, meditation, or yoga to help manage anxiety.
- **Establish Boundaries:** Learn to say no to overwhelming events or obligations. Prioritize your well-being by setting limits on your commitments.
- **Create a Budget:** Financial stress can be a significant source of anxiety. Set a budget for gifts and celebrations to avoid overspending and the stress that comes with it.
- **Stay Active:** Physical activity can boost your mood. Try incorporating regular exercise, even a simple walk, to help alleviate stress.
- **Plan Ahead:** If you anticipate certain stressful events or gatherings, plan strategies to manage those situations in advance.



## Stemp & Company

We find solutions®

- Copyright Law
- Patents
- Trademarks
- Corporate Law
- kari@stemp.com

- Wills & Estates
- Probate
- Real Estate/Conveyancing
- Litigation
- tasha@stemp.com

**403-777-1122** (Toll Free 1-800-665-4447)

www.stemp.com | bill@stemp.com

#1670, 734 - 7 Ave SW, Calgary, AB T2P 3P8

# Calgary Police Service – Facebook Marketplace Crime Prevention

As the temperature drops, it's important to stay safe and avoid becoming a target for theft or fraud when selling valuable items like high-end jackets on platforms such as Facebook Marketplace.

Follow these tips:

- Always meet in a well-lit, busy public place such as a coffee shop, mall, or police service district office. Avoid inviting strangers to your home or going to theirs, especially for high-value items. The CPS offers parking lot space outside district offices that are monitored by security cameras, providing a safer environment for transactions.
- If possible, bring a friend or family member with you to the transaction.
- Ask for the buyer's profile information ahead of time to verify their identity. Ensure they have a legitimate profile with a visible photo and history on the platform. Be cautious of incomplete or new profiles.
- When dealing with high-value items, avoid cash where possible. Use more traceable forms of payment, such as e-transfer or online payment services, which offer better records in case of disputes.

- Meet in a **public place**
- Bring a **friend or family member**
- **Verify** the buyer's identity
- **Avoid cash transactions**, especially with high-value items
- Use a **safe exchange zone**, like district office parking lots

**CALGARY POLICE SERVICE** | **FACEBOOK MARKETPLACE**  
**#CPSSafetyTips**



### EXECUTIVE COMMITTEE

Position	Name	Email
Interim President	Karla Gibson	president@wscr.ca
Vice President	Kelly Smith	vicepresident@wscr.ca
Secretary	Gloria Wilkinson	secretary@wscr.ca
Treasurer	Tenzin Sangalabrang	treasurer@wscr.ca
Board Executive Assistant	Kaitlin Mitchell	admin@wscr.ca

### COMMITTEES

Committee	Member(s) <i>*Bold font indicates Board Director</i>	Email
Charity Casino	<b>Eileen Teasdale</b> <b>Kimberly Paw</b>	casino@wscr.ca
Communications	<b>Heather Zaba</b>	communications@wscr.ca
Newsletter	Brianna Norgaard	newsletter@wscr.ca
Family Programs	Vacant	
Membership	<b>Eileen Teasdale</b>	membership@wscr.ca
Planning and Development	<b>Joe Healey</b> <b>Eileen Teasdale</b> <b>Denis Ho</b> Linda Nessel Patrick Sinclair Yvonne Harper Renee Alessio Gloria Wilkinson	planning@wscr.ca
Sponsorship	<b>Taiwo Adetola</b> <b>Latosia Campbell-Walters</b>	sponsorship@wscr.ca
Treasurer Coordinator	Samantha See	
Website Editor	Caroline Anderson	
Soccer	<b>Kimberly Paw</b> <b>Steve Berman</b> <b>Stravianna Kodellas</b>	soccer@wscr.ca
Skating	<b>Kimberly Paw</b>	skating@wscr.ca
Volunteers	Vacant	
Recycling Event	Vacant	communityrecycling@wscr.ca
Director of Community Mobility	<b>Denis Ho</b>	traffic@wscr.ca
Building Safer Communities Group	<b>Heather Zaba</b>	safercommunity@wscr.ca
Stampede Breakfast	<b>Justin Barrett</b>	
Community Garden	Evan Ashdown Bhavna Lobo	
Directors at Large	<b>Boyd England</b> <b>Stavrianna Kodellas</b>	

## WSCRCA Board Meetings

Meetings are held on the third Tuesday of every month in the upstairs community room of the Calgary Co-op on 85 Street SW and online via Zoom. Anyone in the community is welcome to attend these meetings. If you would like to discuss a particular issue or idea, please notify our secretary by email a week before the meeting at secretary@wscr.ca.

The WSCRCA Planning and Development Committee meets on the fourth Wednesday of the month. Currently meetings are held via Zoom video conferencing. Anyone in the community is welcome to attend, and if you are interested in attending, please email planning@wscr.ca.

## WSCR Babysitters Group



You can stay in touch with your community by following us on Facebook and joining this FB Group. It's a great way to grow our community and keep up to date on what is happening in WSCR.

**The WSCR Babysitters Group:** A place where parents can find local babysitters, as well as where local babysitters, aged 12 to 25, can add themselves to the list to find jobs. Follow this group here: <https://www.facebook.com/groups/wscrbabysitters/>.

Follow the main WSCRCA page here: <https://www.facebook.com/wscrca/>.



### Volunteer Board Opportunities

**Board President**  
**Community Recycling Event**  
**Volunteer Coordinator**

**Support Your Community**  
*Sign up at [www.wscr.ca](http://www.wscr.ca)*



# Year-End - Use Your Limit Or Lose It

Call To Book Your Appointment Now

WE ARE OPEN EVENINGS & WEEKENDS

New Patients Welcome | Direct Billing to Insurance  
Family & Cosmetic Dentistry | Botox | Invisalign

FREE Electric Toothbrush with a Complete Exam  
Including X-Rays & Hygiene Appointment

Dr. Travis Polischuk DMD, B.Eng  
Dr. Kamea Aloha Lafontaine DMD, B.Sc

Phone: 403.217.3100

Email: info@imagedentalcalgary.ca

#315 - 917 85th Street S.W., Calgary, AB T3H 5Z9

Services are provided by general dentists



**Image Dental**  
Family & Cosmetic Dentistry

## Travel Cash ATM's

now at Calgary Co-op.  Calgary & Area Locations.



Available at:

**West Springs** Food Centre

Open daily: 8am - 10pm



Extended Hours. No Lineups. Great Rates.

# Celebrate the Holidays with Homemade Eggnog

As the holiday season approaches, there's nothing quite like a glass of rich, creamy eggnog to bring warmth and cheer. This classic drink is perfect for festive gatherings, cozy nights by the fire, or simply indulging in a little holiday spirit.

## Ingredients

- 4 large eggs
- 1/3 cup granulated sugar
- 2 cups whole milk
- 1 cup heavy cream
- 1/2 teaspoon ground nutmeg
- 1 teaspoon vanilla extract

## Instructions

- Start by whisking the eggs in a mixing bowl until they are light and frothy. Gradually add the sugar, continuing to whisk until well combined.
- In a saucepan over medium heat, combine the whole milk, heavy cream, and ground nutmeg. Heat the mixture until it's just steaming—be careful not to let it boil, as this can alter the flavour and texture.
- Slowly pour the warm milk mixture into the egg mixture while whisking constantly.
- Return the combined mixture to the saucepan and cook over low heat, stirring constantly. You'll want to heat it until it thickens slightly, about 5 to 7 minutes. The eggnog should be thick enough to coat the back of a spoon.
- Once thickened, remove the saucepan from the heat and stir in the vanilla extract. Allow the eggnog to cool to room temperature, then refrigerate until chilled.



# HearingLife



*I can experience normal life again and the world isn't silent anymore. I am so happy.*

**Gary Byers - CFBH Recipient**  
on how hearing aids have made his life better.\*

**FREE GIFT!**

## Our Biggest Sale of the Year!

# HOLIDAY SAVINGS

## UP TO \$2,100 OFF

your purchase of a pair of the latest hearing aids, plus receive a **FREE** DryLux hearing aid dryer and sanitizer worth \$130.\*\*

Experience the benefits of personalized **hearing care and on-going support.**

Get started with a **FREE** hearing test today!\*

**Calgary - West Springs**  
8 Weston Drive SW, Unit 39



**1-888-485-5691**

Mention code: **NSP-HLDY-WSCR**

Book online **HearingLife.ca/Holiday**

\*A comprehensive hearing assessment is provided to adults ages 19 and older at no cost. The results of this assessment will be communicated verbally to you. Depending on the province you're located in, an administrative fee may apply if a copy of an Audiological Report is requested. \*\*This promotion is valid for select premium or advanced hearing aid models and cannot be combined with any other discount. Applies to private sales of premium or advanced hearing aids and discount is applied after any Government funding has been deducted. Some conditions apply, see clinic for details. Offer not valid in Quebec. Offer expires 1/31/2025. If you are quoted a lower price on an equivalent hearing aid with the same features, options and services, HearingLife Canada Ltd. will match that price. Conditions Apply. Ask our hearing care professionals for more details; [†] Source: Gary Byers is a Campaign recipient who benefited from the Campaign for Better Hearing Give Back program. Learn more at [campaignforbetterhearing.ca/blog/campaign-recipients](http://campaignforbetterhearing.ca/blog/campaign-recipients).

Keep being you **Love your ears**



Jackson & Jackson  
Landscaping

CUSTOMER SATISFACTION GUARANTEED

Residential Landscaping  
Landscape Construction  
Year-Round Maintenance  
Spring and Fall Cleanup  
Commercial and Condo  
Property Management  
Snow and Ice Removal

Address

20 Sunvale Place SE, Calgary, AB T2X 2R8

Call us now  
(403) 256-9282

Email us

info@jacksonjackson.ca  
contact@jacksonjackson.ca

[www.jacksonjackson.ca](http://www.jacksonjackson.ca)



## Operation Cold Start

As the weather gets colder, leaving your vehicle idling provides an opportunity for theft. Help keep yourself and your property safe by using these tips:

- Use a remote starter or stay with your vehicle
- Never leave your keys inside your vehicle
- Use a steering wheel lock
- Always keep your vehicle locked
- Don't leave pets or children unattended

- ❄️ Use a **remote starter** or **stay with your vehicle**
- ❄️ **Never** leave your keys inside your vehicle
- ❄️ Use a **steering wheel lock**
- ❄️ **Always** keep your vehicle locked
- ❄️ Don't leave **pets** or **children** unattended

**CALGARY POLICE SERVICE** | **OPERATION COLD START**  
#CPSSafetyTips



# DUNCAN LAW

## Impeccable Legal Advice.

- ▶ Personal Injury
- ▶ Real Estate
- ▶ Wills & Estates
- ▶ Family Law



📍 Conveniently located in Aspen Landing

Phone: 403.300.0870 | [DuncanLawYYC.ca](http://DuncanLawYYC.ca)

# GET NOTICED

**ACQUIRE AND RETAIN NEW CUSTOMERS.**

Your Ad Geofenced Precisely in Your Target Market  
on our Carefully Selected Network of Premium Sites.

Call 403-720-0762 | [sales@greatnewsmedia.ca](mailto:sales@greatnewsmedia.ca)



SCAN ME

## GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING

# A Big Thank You to Our Local Sponsors

## Platinum Level

Fergus & Bix	Preventous Cosmetic Medicine	Servus Credit Union	722 World Bier Haus
Tim Hortons	Calgary French & International School	Truman	Cam Naghshineh ReMax

## Gold Level

Blair's No Frills	Co-op West Springs	Scotiabank	TD Bank
Time Music Studios	Telus	Massage Experts	Ultimate Renovations
Scholars Calgary West			

## Silver Level

West Springs Church	Code Ninjas		
---------------------	-------------	--	--

## Bronze Level

Barricades & Signs	Beansers	Blink eyewear optometry	The Co-operators
KFC	Mercato	Nirvana Nail Bar	Orange Theory Fitness
Shoppers Drug Mart	Momentum Health West Springs	Homeward Bound Pet Food Delivery	AKIDEMY Preschool

Learn more about sponsoring your local WSCRCA Community Association at [www.wscr.ca/sponsors](http://www.wscr.ca/sponsors).



**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:  
[familit@canlearnsociety.ca](mailto:familit@canlearnsociety.ca) | (403) 686-9300 ext. 128

[www.canlearnsociety.ca/magic-carpet-ride](http://www.canlearnsociety.ca/magic-carpet-ride)

For business classified ad rates contact  
**Great News Media**  
 at 403-720-0762 or [sales@greatnewsmedia.ca](mailto:sales@greatnewsmedia.ca)

**NEPTUNE PLUMBING & HEATING LTD:** Qualified journeymen plumbers/gasfitters, very experienced in West Springs and Cougar Ridge. 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](mailto:info@officialplumbingheating.ca); [www.official-plumbing-heating.ca](http://www.official-plumbing-heating.ca).

**WESTSPRINGS | COUGAR RIDGE 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 at 403-771-8771 | [anita@anitamortgage.ca](mailto:anita@anitamortgage.ca) | Licensed by Avenue Financial.

**SNOW REMOVAL, CHRISTMAS LIGHTS, AND WINDOW CLEANING:** Snow removal starting at \$110 to \$155 per month. Christmas light installation starting at \$150. Early season discounts! Window and gutter cleaning starting at \$99; interior/exterior/screens. Mulch, rock, sod, and soil installation. A+ Member of BBB, Licensed. Insured. WCB. 403-265-4769 | [YardBustersLandscaping.com](http://YardBustersLandscaping.com).

**K2 BOOKKEEPING:** Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

**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](http://www.communitymediation.ca), 403-269-2707.



# BUSINESS CLASSIFIEDS

**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.

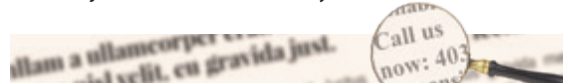
**WESTSPRINGS | COUGAR RIDGE PAINTER:** Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look. [www.fivestarpainting.com](http://www.fivestarpainting.com).

**ARROWHEAD LANDSCAPING:** Monthly snow removal service. Daily service with flat rate monthly pricing. Local operator in West Calgary. Small residential driveway starting at only \$149 per month. Also servicing Estate and Acreage homesites in Springbank and Elbow Valley. Text/call 403-370-7503 or visit [www.arrowheadcalgary.com](http://www.arrowheadcalgary.com) for complete year-round service lists and pricing. Booking landscaping work for spring 2025.

**ST. MARTIN'S ANGLICAN CHURCH:** Where Faith and Community Meet. 1009 Prominence Way SW. [stmartinschurch.ca](http://stmartinschurch.ca). Worship & Sunday School at 10:00 am. ESL Conversation Café: Tuesdays, 9:30 to 11:00 am. Sandwich Ministry Wednesdays at 1:00 pm. December 24, Christmas Eve Worship at 4:00 pm. December 25, Christmas Day Worship at 10:00 am.

**CERTIFIED MASTER ELECTRICIAN:** Terry Raabis, RME/ CME, CQT – Big Sky Ventures. Call: 587-228-9371 or e-mail: [bigskyventures@shaw.ca](mailto:bigskyventures@shaw.ca). Home renos, re-wiring, troubleshooting, vehicle charger connections, smoke and carbon monoxide detectors, service panel upgrades, and much much more! Fully licensed and insured. Customer satisfaction guaranteed. Call us for a no-charge site visit and estimate.

**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](http://www.cejelectric.com) or call Clayton at 403-970-5441.



## Everything you deserve in retirement.



THE MANOR VILLAGE

**LIFE CENTERS™**  
AT SIGNATURE PARK



Restaurant & chef

Social connections: activities, fitness & theatre  
Secure 24/7 monitoring & support

Travel bus for shopping & outings

Locally owned & operated  
Maintenance free with housekeeping services  
1 & 2 bedroom renovated suites with full kitchens & laundry

## What's in your future?

Call Terry for your personal tour 403-288-6266  
Mention promo code 'Signature' for a special incentive



Need Mortgage Solutions?  
We've Got You Covered!

Prime, Alternative,  
Reverse – We Do It All!  
Let Us Find Your Perfect  
Fit Today!



ANITA

403-771-8771

anita@anitamortgage.ca



Licensed by Avenue Financial

# SARCEE TRAIL S.W./BOW TRAIL S.W. FUNCTIONAL PLANNING STUDY

## PHASE I: DISCOVER SUMMARY

### PHASE 1: DISCOVER

APRIL 9 – 29, 2024

#### EVENTS

- **Virtual information session and Q&A:** April 10, 2024, 6 – 7:30 p.m., 36 participants
- **Open House # 1:** April 17, 2024, 5 p.m. to 8 p.m., St. Martin's Church, approx. 90 participants
- **Open House # 2:** April 27, 2024, 11 a.m. to 2 p.m., Wildwood Community Association, approx. 110 participants
- **Online feedback form:** April 9 – 29, 2024, 600+ responses



#### NEXT STEPS

- To read the **detailed What We Heard Report** visit: [engage.calgary.ca/SarceeBowStudy](https://engage.calgary.ca/SarceeBowStudy)
- **Phase 2: Explore**, we will share design concept options for public feedback in Winter 2024.

### WHAT WE HEARD HIGH-LEVEL THEMES



#### Pedestrian and wheeling accessibility

- The need for improved crossing at the Sarcee Trail S.W. /Bow Trail S.W. intersection.
- Suggestions for a protected crossing such as an overpass or underpass at Sarcee Trail/Bow Trail intersection.



#### Environmental and green space conservation

- The importance of maintaining public green spaces in the study area and minimizing impacts on Edworthy Park Off-leash Area.
- Requests for sound barriers and tree planting along Bow Trail S.W. and Sarcee Trail S.W.



#### Traffic flow and intersection safety

- Support for an interchange or other infrastructure changes to improve traffic flow and safety in the study area.
- Recommendations to adjust the timing of traffic signals and extend turning lanes.
- Suggestions to improve turn angles and merge lanes for safer vehicle flow.



#### Pathway and sidewalk connectivity

- The desire to improve to safety and connectivity along Bow Trail S.W. and Sarcee Trail S.W.
- Requests for accessible curb ramps, pathway connections, and sidewalk improvements.



#### Community impact and infrastructure

- Support to keep the temporary access road open (Strathcona Hill S.W.) due to concerns about the closure creating increased traffic in school zones and negatively impacting local businesses within the neighbourhood.
- Questions about utility infrastructure costs, property expropriation, and community impacts.

# YOUR HOME SOLD GUARANTEED!\*

Call to find out more about our Innovative Consumer Programs



LEN T WONG + ASSOCIATES



GREATER PROPERTY GROUP



Call or Text 📞 403-606-8888 ✉️ len@lentwong.com 🌐 calgaryhomesearch.com 🌐 calgaryluxuryhomesearch.com

\*Guarantee is being offered by Greater Property Group. Terms and Conditions apply.

## WEST SPRINGS COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
October	24	32	16	\$707,000	\$693,250
September	24	22	19	\$789,900	\$772,500
August	24	30	17	\$819,900	\$850,000
July	24	24	22	\$694,450	\$685,000
June	24	23	19	\$600,000	\$605,000
May	24	33	32	\$764,450	\$770,000
April	24	25	19	\$874,900	\$875,000
March	24	24	27	\$729,231	\$755,000
February	24	18	10	\$469,450	\$480,500
January	24	19	16	\$666,500	\$667,500
December	23	7	10	\$554,900	\$538,500
November	23	12	14	\$719,900	\$715,000

## COUGAR RIDGE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
October	24	8	11	\$799,900	\$802,000
September	24	11	6	\$834,450	\$845,000
August	24	4	2	\$584,450	\$584,000
July	24	12	12	\$732,000	\$726,250
June	24	11	9	\$700,000	\$751,000
May	24	17	18	\$774,900	\$821,000
April	24	15	13	\$725,000	\$805,000
March	24	8	8	\$774,450	\$800,000
February	24	7	10	\$750,000	\$752,000
January	24	3	5	\$729,900	\$715,000
December	23	7	0	\$0	\$0
November	23	2	5	\$710,000	\$703,000

To view more detailed information that comprise the above  
MLS averages please visit [wsp.mycalgary.com](http://wsp.mycalgary.com)

To view more detailed information that comprise the above  
MLS averages please visit [cgr.mycalgary.com](http://cgr.mycalgary.com)

# 'Tis the season to share the



with friends, neighbours, and those you love.

---

**Wishing you all the best this season.**

Friend  
Neighbour  
Realtor<sup>®</sup>  
**David Pelletier**

403-869-7971 | [david@davidpellettier.ca](mailto:david@davidpellettier.ca) | [davidpellettier.ca](http://davidpellettier.ca)



RE/MAX First