

AUGUST 2025

YOUR OFFICIAL COMMUNITY NEWSLETTER

the WSCR news

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CENTURY 21.
Bamber Realty Ltd.

Our Services

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Videography/Aerials
Digital Marketing
Print Materials
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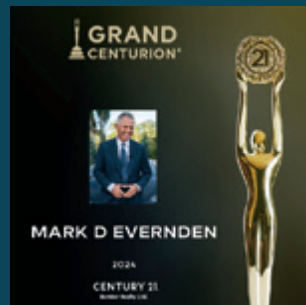
#2 Real Estate Advisor
for 2024

#10 in Canada

Top 1% Performer

**83 transactions and
New Beginnings**

(Source of data from Century 21 System)



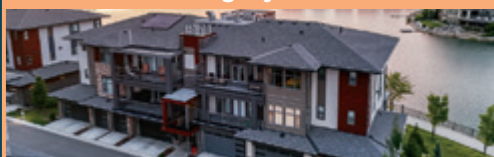
43062 Township Road 250



\$6,998,000

320 Acres | 3 Bed, 2.5 Bath | MLS# A2234562

29 Mahogany Circle SE



\$2,098,000

3 Bed, 3.5 Bath | MLS# A2233083

116 Hawks Landing Drive



\$3,488,000

7730 sqft of living qtrs | 5 Bed, 3.5 Bath | MLS# A2231470

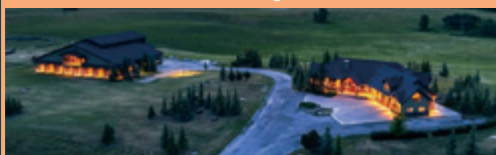
2758 85 Street SW



\$2,750,000

3.14 Acres | 5 Bed, 3.5 Bath | MLS# A2235378

264390 Forestry Trunk Rd



\$4,998,000

8766 sqft of living qtrs | 63.3 Acres | MLS# A2235308

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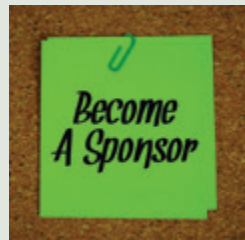
EXECUTIVE COMMITTEE

Position	Name	Email
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	Eileen Teasdale Kimberly Paw	casino@wscr.ca
Communications	Heather Zaba	communications@wscr.ca
Newsletter	Brianna Norgaard	newsletter@wscr.ca
Membership	Eileen Teasdale	membership@wscr.ca
Planning and Development	Joe Healey Eileen Teasdale Denis Ho Linda Nessel Patrick Sinclair Yvonne Harper Renee Alessio Gloria Wilkinson	planning@wscr.ca
Sponsorship	Latosia Campbell-Walters	sponsorship@wscr.ca
Website Editor	Caroline Anderson	
Soccer	Kimberly Paw Stravianna Kodellas	soccer@wscr.ca
Skating	Kimberly Paw	skating@wscr.ca
Volunteers	Boyd England	
Recycling Event	Kelly Smith	communityrecycling@wscr.ca
Traffic	Denis Ho	traffic@wscr.ca
Community Garden	Evan Ashdown David Hall	

Support Your Community — Become a Sponsor



We are deeply grateful to the local businesses whose generous support helps us build a stronger, more connected community.

Your sponsorship allows us to deliver meaningful programs, support local initiatives, and enhance the lives of West Springs and Cougar Ridge residents.

We invite you to join us as a valued sponsor and help us continue building a vibrant, thriving community.

To learn more, visit www.wscr.ca or contact us at sponsorship@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: www.facebook.com/groups/wscribabysitters/.

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

A Big Thank You to Our Local Sponsors

Platinum Level

Fergus & Bix	Preventous Cosmetic Medicine	722 World Bier Haus	Tim Hortons
Cam Naghshineh ReMax	Calgary French and International School		

Gold Level

Scholars	Co-op West Springs	Planes, Trains & Kids Travel	Wolfe Chevrolet GMC Buick Calgary
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Silver Level

West Springs Church			
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Bronze Level

AKIDEMY Preschool	KFC	Andaro's Pizza	West Hills United
Alive Danceworks			

Learn more about sponsoring your local WSCR
Community Association at www.wscr.ca/sponsors.

READY TO INCREASE YOUR CURB APPEAL?

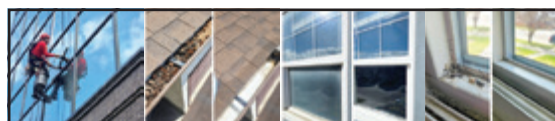
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WSCRCA Board Meetings

Meetings are held on the second Wednesday of every month at Wolfe Chevrolet GMC Buick, 768 101 Street SW and online via Microsoft Teams. 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.

Services

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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, 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.





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 for more information.

FOLLOW US ON

 Facebook: <https://www.facebook.com/wscrca/>

 X (Twitter): @WSCRCA

 Instagram: @wscrca

 Website: <https://wscr.ca>



We all deserve to feel safe and be safe.

No matter who we are or where we are in Calgary.

A safe community means feeling comfortable wherever you are at all times of day. This list helps you connect to local teams that can help you when you are presented with situations that could make you feel unsafe.

EMERGENCY	9-1-1: Call in an emergency
DISTRESS CENTRE	211 or text INFO to 211: Social resources
BYLAW, CITY INFO	311: City information and bylaw requests
HELP TEAM	403-998-7388: Unhoused persons support
TRANSIT WATCH	403-262-1000 or text 74100: Transit safety issues
POLICE NON-EMERGENCY	403-266-1234: Police non-emergency situations

Right call. Right response.

Scan to learn more about community safety and wellbeing in Calgary.



Lock all windows & doors – even when you are home.



Keep valuables (purses, car keys, wallets) away from the front door. Do not leave your spare keys in an obvious spot.

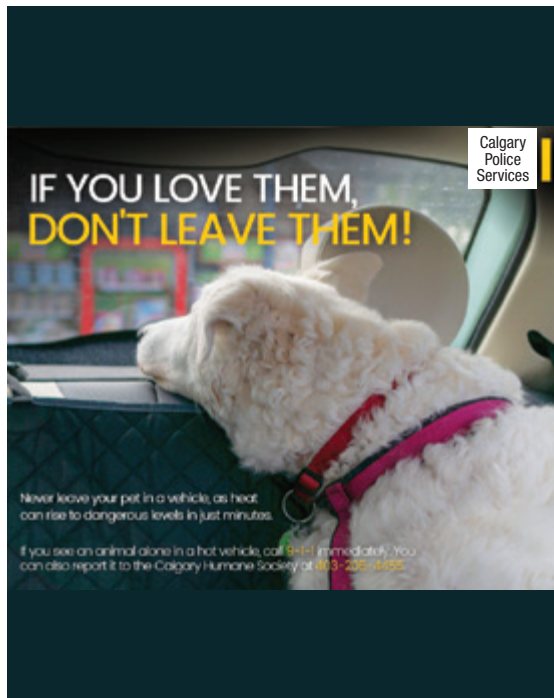


Close your blinds to prevent people from looking inside your home.

Calgary
Police
Services

RESIDENTIAL BREAK & ENTERS

#CPSSafetyTips



Calgary
Police
Services

IF YOU LOVE THEM,
DON'T LEAVE THEM!

Never leave your pet in a vehicle, as heat can rise to dangerous levels in just minutes.

If you see an animal alone in a hot vehicle, call 911 immediately. You can also report it to the Calgary Humane Society at 403-233-4667.

Calgary
Police
Services

EVENT SAFETY TIPS

MISSING KIDS: IT HAPPENS
MORE THAN YOU THINK



Choose a meeting place



Make sure they know your first & last name



Make sure they know your phone number



Write your phone number on your child's arm/leg if they're younger

#CPSSafetyTips

Movie in the Park Returns to WSCRCA



Following last year’s amazing turnout, we’re excited to bring our community together again for another fun-filled evening of entertainment, food, games, prizes, and of course, an outdoor movie experience.

This year’s film is the feel-good comedy *Legally Blonde*, it’s perfect for all ages and guaranteed to bring laughs and inspiration to the whole crowd!

Before the main feature begins, we’ll be hosting:

- A community Talent Show for all ages.
- Prize giveaways for fun and random contests.
- A short kid’s cartoon, time permitting, before the main movie starts.

Event Details

Movie: *Legally Blonde*

Date: Saturday, August 23, 2025

Location: West Springs Park (corner of 73 Street and Westpoint Gardens SW)

Visit www.wscr.ca for more details.

Become a WSCRCA Volunteer

Are you interested in volunteering and making a meaningful impact in your community?

We are always in need of enthusiastic volunteers like you to contribute their time and ideas to further enhance our community. Your contribution makes a huge difference!

Volunteers enjoy exclusive benefits, including:

- A free household membership for one year.
- Opportunity to meet new people and give back to your community.
- Opportunity to get involved by bringing your ideas and suggested events to the community.
- WSCRCA swag at select events.

Visit current opportunities at www.wscr.ca or if you have a specific interest in volunteering that is not listed, please reach out to us at volunteer@wscr.ca.



Become a Volunteer

Support Your Community
While Making a
Meaningful Impact

Sign up at www.wscr.ca

Catholic Cemetery Memorial Mass

Please join us for our annual Mass, celebrated by Bishop William T. McGrattan of the Roman Catholic Diocese of Calgary, in our chapel.

Thursday, August 21, 2025 • 7:00 pm • All welcome • Light refreshments to follow

 **Eden Brook Funeral Home & Cemetery**
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Celebrate Calgary Culture Days All September Long!

by The City of Calgary



Arts and culture help shape the unique character of our city by bringing people together, telling our stories, and adding vibrancy to our communities. Whether it's murals and music, film and festivals, or dance and delicious food, culture is all around us.

Calgary Culture Days is a month-long celebration that highlights the diverse artists, cultural groups, and community organizations that make Calgary special. Throughout September, events and activities will take place in neighbourhoods across the city — many of them free and family-friendly.

From live performances and art exhibits to hands-on workshops and cultural showcases, there's something for everyone to discover and enjoy.

Explore what's happening near you and be part of the celebration! Visit calgary.ca/culturedays to learn more.

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Cowboy Salad



As summer reaches its peak in August, it's the perfect time to enjoy the fresh, seasonal vegetables. One way to celebrate these vibrant ingredients is with a hearty Cowboy Salad. This colourful dish is not only easy to prepare but also packed with nutrients, making it a fantastic choice for a light lunch or a side dish at your next barbecue.

Ingredients

- 4 cups mixed greens (like romaine or spinach)
- 1 cup cherry tomatoes, halved
- 1 cup corn kernels (fresh or grilled)
- 1 medium cucumber, diced
- 1 bell pepper (any colour), diced
- 1 medium zucchini, diced
- 1 cup green beans, trimmed and blanched
- 1 can (15 oz) black beans, rinsed and drained
- 1 cup cooked quinoa or grilled chicken (optional)
- 1 avocado, diced
- ½ cup shredded cheese (cheddar or feta)
- Fresh cilantro or parsley, chopped

Dressing Ingredients

- ¼ cup olive oil
- 2 tablespoons lime juice
- 1 teaspoon cumin
- Salt and pepper to taste

Instructions

- 1. Prepare the Dressing:** In a small bowl, whisk together olive oil, lime juice, cumin, salt, and pepper. Set aside.
- 2. Assemble the Salad:** In a large bowl, combine mixed greens, cherry tomatoes, corn, cucumber, bell pepper, zucchini, green beans, and black beans (and quinoa or chicken if using).
- 3. Add Toppings:** Gently fold in the diced avocado and sprinkle with shredded cheese and fresh herbs.
- 4. Dress the Salad:** Drizzle the prepared dressing over the salad and toss gently to combine.

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*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
June	25	34	22	\$749,900	\$752,000
May	25	37	21	\$875,000	\$845,000
April	25	43	22	\$836,950	\$849,000
March	25	46	25	\$899,900	\$895,000
February	25	24	17	\$759,900	\$710,486
January	25	19	9	\$725,000	\$725,000
December	24	13	11	\$598,000	\$588,400
November	24	18	20	\$629,950	\$627,500
October	24	25	16	\$707,000	\$693,250
September	24	21	19	\$789,900	\$772,500
August	24	28	17	\$819,900	\$850,000
July	24	24	22	\$694,450	\$685,000

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

COUGAR RIDGE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	25	20	22	\$799,900	\$814,000
May	25	26	10	\$772,450	\$757,500
April	25	10	6	\$882,500	\$864,000
March	25	9	6	\$798,944	\$805,250
February	25	4	4	\$937,450	\$937,575
January	25	11	10	\$759,900	\$764,250
December	24	4	4	\$911,950	\$888,750
November	24	6	9	\$750,000	\$778,000
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

To view more detailed information that comprise the above
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Authorized by the chief official agent for the Joanne Birce campaign

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WEST SPRINGS



COUGAR RIDGE



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ST. MARTIN'S ANGLICAN CHURCH: 1009 Prominence Way SW in Patterson Heights. Sunday service at 10:00 am (in-person and live-streamed). Mid-week service on Wednesdays at 2:00 pm. ESL conversation on Tuesdays will return in September. Sandwich making for Alpha House on Wednesdays at 1:00 pm. Welcome Sunday on September 14.



Charity Stampede Breakfast



A huge thank you to everyone who came out to our Charity Stampede Breakfast on July 5!

Through your support, we raised \$5,055 for the Alberta Children's Hospital Foundation.

Shout-out to our breakfast sponsors:

- First Capital
- Planes, Trains & Kids Travel
- Preventous Cosmetic Medicine
- Fergus & Bix
- KFC

Also, thank you to our Youth Central and community volunteers who did an amazing job!

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*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. Some conditions apply, see clinic for details. [1] Source: review.nps.today/r/HearingLife-Canada. [2] Source: Lisa Popesco is a Campaign recipient who benefitted from the Campaign for Better Hearing Give Back program. Learn more at campaignforbetterhearing.ca/blog/campaign-recipients. [3] Interest rates starting at 0%. Deposit may be required. Borrower must be age of majority and have a Canadian bank account. Financing is available on select core-brand hearing aids and at select HearingLife locations. Offer not valid in Quebec. Ask our hearing care professionals for more details.

Keep being you **Love your ears**

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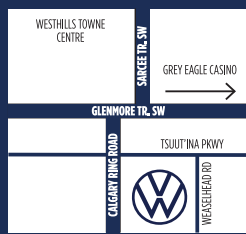


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SOLD*

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Why your neighbours choose David when it's time to sell their home

38% faster

When it's time to sell your home, David sells it **38% faster**. David's listings averaged **20 days on the market** vs the rest of the market at 32 days, over the past 5 years.**

100%

Over the past 5 years, David's listings have sold at **100%** of list price on average, vs the rest of market at 99.4%.**

489 sales

With **489 sales** dating back to 2012, David has established himself as the top producing Realtor here on the Westside.*

David's sales are fast approaching twice that of his closest competitor, over the past 10 years!***

Detached homes – Listed & Sold – *Calendar 2012 – 2024; **Calendar 2020 – 2024; ***Calendar 2015 - 2024 – The combined Westside communities of: West Springs, Aspen Woods, Springbank Hill, Discovery Ridge, Signal Hill, Christie Park, Strathcona Park, Coach Hill, Patterson & Cougar Ridge.

Friend
Neighbour
Realtor®
David Pellettier

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