

AUGUST 2026

YOUR OFFICIAL COMMUNITY NEWSLETTER

the news

BRINGING WEST SPRINGS, COUGAR RIDGE, & WENTWORTH TOGETHER



SARAH WU GRAHAM

FULL SERVICE, 2% COMMISSION
SAVE CALGARIANS THOUSANDS

Call for free home evaluation today!

15+ years of selling real estate in Calgary!

403-667-6654

SARAHWUHOMES.CA



wscr.ca



#1 Advisor C21 Bamber
#8 Advisor C21 Canada
Top 1% C21 Canada
850+ families served

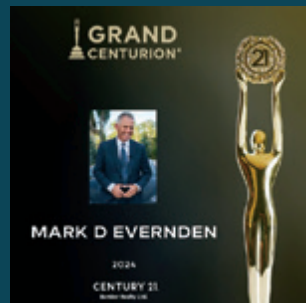
(Sourced from Century 21 System)

Our Services

Professional
Photography/
Videography/Aerials

Digital Marketing
Print Materials
Global Exposure

CENTURY 21
Bamber Realty Ltd.



183 Pinebrook Way SW



\$4,500,000

6 bed, 4.5 bath | MLS# A2318930

35468 Range Road 30, Unit #7055



\$1,125,000

Gleniffer Lake Lakefront | 6 bed, 3.5 bath | MLS# A2297079

103 Aspen Summit Close SW



\$2,189,000

5 bed, 4.5 bath | MLS# A2300839

40 Blueridge Bay



\$2,650,000

7 bed, 6.5 bath | 2 Acres | MLS# A2315715

116 Hawks Landing Drive



\$2,999,999

5 bed, 5.5 bath | MLS# A2271144

"YOUR HOME"



Call me directly for a listing
evaluation with **NO** obligation

Mark D. Evernden | 403.829.3776
www.everrealestate.ca

DIVORCE SOLUTIONS

for Professionals and Business Owners



- Dividing High-Value Family Real Estate
- Resolving Spousal Support
- Parenting Disputes Within High Net-Worth Families
- Analysis of Family Business



*Christopher Bungay,
Divorce Lawyer*

 403-705-1109

 advantagefamilylaw.com

 info@advantagefamilylaw.com



www.kilbco.com

CONCRETE SEALING

Kilbco offers concrete resealing to help protect and enhance the appearance of exposed aggregate, colored and stamped concrete patios, walkways and driveways. We take pride in using the best sealing products available which help repel salt and protect against UV rays.

Please call Kilbco to maintain the value of your investment.

FREE ESTIMATES

SEALED

UNSEALED

KILBCO
CONCRETE CURBING

*Locally Owned &
Operated*

Free Estimates to 403.870.0737

OFFICIAL

PLUMBING & HEATING

Furnace and A/C Install & Repair

Plumbing Services

Drain Cleaning

Boiler Install & Repair

Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca

official-plumbing-heating.ca



EXECUTIVE COMMITTEE

Position	Name
President	Karla Gibson
Vice President	Kelly Smith
Secretary	Kathy Clauge
Treasurer	Tenzin Sangalabrang
Executive Assistant to the Board (Contracted, Non-voting Support Role)	Joyce Li

COMMITTEES

Committee	Member(s) <i>*Bold font indicates Board Director</i>
Charity Casino	Eileen Teasdale Kimberly Paw
Communications	Heather Zaba
Newsletter	Sucheta Arora Ayaan Arora
Membership	Eileen Teasdale
Planning and Development	Joe Healey
Sponsorship	Jacynthe Jaggur
Website Editor	Caroline Anderson
Soccer	Kimberly Paw
Skating	Kimberly Paw
Volunteers	Vacant
Community Mobility	Denis Ho
Recycling Event	Kelly Smith
Community Garden	Evan Ashdown David Hall
Charity Stampede Breakfast	Karla Gibson Heather Zaba



Jackson
& Jackson
Landscaping

CUSTOMER SATISFACTION GUARANTEED

**WE SPECIALIZE IN ALL FORMS OF
CONSTRUCTION & LANDSCAPE**
INCLUDING SMALLER IN-HOME PROJECTS



Services

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

Contact Us

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

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.

WSCRCA Board Meetings

Meetings are held on the second Wednesday of every month at Wolfe Chevrolet GMC Buick Calgary - 756 101 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 Executive Assistant by email a week before the meeting at admin@wscr.ca.



Become a Sponsor

We are thankful to the local businesses whose trust & support empower us to make a lasting impact on our community.

As we foster growth, support local initiatives, & enhance residents' lives, we invite you to join us as a valued sponsor.

www.wscr.ca



Movie in the Park

Saturday August 22, 2026



West Springs Park
Corner of 73rd St & Westpoint Gardens SW



Event Opens: 6:30 pm
Movie Start: 8:30 pm

Register here!



Become a Member

MEMBERSHIP BENEFITS:

- Access to exclusive member-only programs & events such as youth soccer & community garden beds.
- Priority access to public programs & events such as our annual Movie in the Park and Santa Event
- Eligibility to vote at the AGM
- Access to up-to-date information about upcoming events & programs including offers from our sponsors

www.wscr.ca



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

Volunteer with Us!

VOLUNTEER BENEFITS:

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

www.wscr.ca





Let's Get Social!

Follow
us at:



wscr.ca

Your Community Needs You - Become a WSCRCA Volunteer

We love bringing you great programs, events, and activities — but here's the truth: without more volunteers, some of these won't be able to happen.

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!

Volunteering with WSCRCA means:

- A free household membership for one year.
- Opportunity to meet your neighbours, make new friends and give back.
- Sharing your ideas for events and programs to build a strong community.
- WSCRCA swag at select events.

Whether you have a little time or a lot, your contribution matters. Let's work together to keep our community vibrant, connected, and fun.

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 admin@wscr.ca.

CHECKLIST

- Remove valuables & garage door openers from vehicles
- Lock vehicles
- Close overhead garage door
- Lock door between garage & house
- Close & lock all external doors
- Ensure windows are shut
- Turn on exterior light

9 PM
ROUTINE

CALGARY
POLICE
SERVICE



Parents & Tots - Songs in the Sun



An outdoor 6-week music
series for parents/
caregivers & their little
ones ages 0-2 years

July 14 - Aug 18, Tues
9:30 am - 10:30 am
Community Hub & Garden
25 Weston Park SW
Register: wscr.ca

Stampede Breakfast



Thank you to everyone who came out to the WSCRA 17th Annual Charity Stampede Breakfast in support of the Alberta Children’s Hospital Foundation.

From pancakes and live music, to family fun, local vendors, special guests, and so much community spirit, we are incredibly grateful.

Thanks to ticket sales and cash donations, our community raised \$4,475 at the breakfast, with the generous \$10,000 donation from the Wolfe Pack Warriors Foundation. A total of \$14,475 will go directly to the Alberta Children’s Hospital Foundation.

A heartfelt thank you to our Platinum Sponsors, whose generous support helped make this event possible:

- Wolfe Calgary - Chevrolet GMC Buick
- Crickle Creek Coffee
- Village Ice Cream
- Pharmasave West Springs
- Lara Mitchell, Realtor

Thank you as well to all of the Stampede Roundup Market vendors who came out, shared their businesses and organizations with the community, and added so much energy to the morning.

We are also grateful to our special guests and speakers, including representatives from the Alberta Children’s Hospital Foundation and the Wolfe Pack Warriors Foundation, as well as our elected officials and community leaders who joined us in support of this meaningful cause.

To our volunteers, Board Members, entertainers, community partners, vendors, sponsors, and everyone working behind the scenes — thank you. Events like this happen because people step forward, lend a hand, and believe in building community.

Thank you for helping us celebrate Stampede spirit, community connection, family fun, and giving back.

A Big Thank You to Our Local Sponsors

Platinum Level			
Sobeys West District	Tim Hortons	Cam Naghshineh ReMax	722 World Bier Haus
Blair’s No Frills	Calgary French International School	Wolfe Chevrolet GMC Buick Calgary	

Gold Level			
Scholars	CO-OP West Springs	Planes, Trains & Kids Travel	Code Ninjas West Springs
Blue Diamond Medical			

Silver Level			
West Springs Church			

Bronze Level			
Pharmasave West Spring	Hula Poke West	AKIDEMY Preschool	West Hills United
Alive Danceworks			

Learn more about sponsoring your local WSCRA Community Association at www.wscra.ca/sponsorship.



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

WEST SPRINGS

COUGAR RIDGE

RECIPE

Zucchini Brownie



Ingredients

- 2 tablespoons ground flaxseed
- 5 tablespoons water
- 1¼ cups all-purpose flour, spooned and leveled
- 1 cup granulated sugar
- ⅔ cup cocoa powder, sifted
- 1 teaspoon baking powder
- ½ teaspoon sea salt
- ½ cup oil
- 1 teaspoon vanilla extract
- 2 cups grated zucchini, don't drain or squeeze
- ½ cup dark chocolate chips, plus more for topping
- Flaky sea salt, optional, for sprinkling
- Optional Cinnamon

Instructions

1. Preheat the oven to 325°F. Grease an 8-by 8-inch baking dish and line it with parchment paper.
2. In a small bowl, stir together the flaxseed and water and set aside for five minutes to thicken.
3. In a medium bowl, whisk together the sugar, flour, baking powder, cocoa powder, and salt.
4. In a large bowl, whisk together the oil, vanilla, and flaxseed mixture. Stir in the zucchini.
5. Add the dry ingredients to the zucchini mixture and stir to combine as best you can. Let rest for a minute or two and stir again. The mixture will be thick and dry at first, but it will become smoother and wetter as the zucchini releases moisture into the batter. Stir until there are no dry areas remaining, then fold in the chocolate chips.
6. Pour the batter into the prepared pan and use a spatula to smooth the top. Sprinkle with more chocolate chips and flaky sea salt, if using. Bake for 45 to 50 minutes, or until the brownies are set in the middle, and a toothpick inserted into the center comes out clean.
7. Let cool for at least an hour before slicing.

YOUR CITY OF CALGARY

Help Cyclists Get Home Safely This Summer

by The City of Calgary



Seven people have been killed, and more than 1,700 cyclists have been injured in Calgary over the past decade, underscoring the risks as more people use pathways and roads during the summer months.

Many of these incidents are preventable and often come down to speed, spacing, and predictability on shared pathways. Riders are reminded to keep right, yield to pedestrians, and adjust their speed to suit conditions. While the posted pathway speed limit is 20 km/h, cyclists are expected to slow further in crowded areas, on corners, and near underpasses where sightlines are reduced.

Safe passing remains a key focus. Riders should signal early using a bell or voice, leave at least one metre of space, and wait for a clear opportunity to pass. Passing in tight spaces or on blind corners increases the risk of collisions, especially as children, pets, and groups can move unpredictably.

Please use extra caution while using shared e-bikes and e-scooters. Their added speed, weight, and quiet operation can reduce reaction time for others, requiring earlier slowing and clearer signalling.

On roadways, cyclists have the same rights and responsibilities as drivers but are more vulnerable. Motorists are required to leave at least one metre when passing at lower speeds and 1.5 metres at higher speeds, and to check carefully before turning, opening doors, or pulling away from the curb.

Consistent, predictable behaviour from all users is key to reducing injuries and preventing further loss of life. Learn how you can keep our pathways safe at calgary.ca/besafe.

Dating Safely: Recognizing the Red Flags of an Unsafe Relationship

by Nancy Bergeron, R.Psych. | info@nancybergeron.ca



Dating can be exciting. However, it's a time when we overlook warning signs because our attraction leads us to want to believe the best about someone. According to security expert and author Gavin de Becker in his bestselling book *The Gift of Fear*, our intuition is one of our greatest tools for recognizing danger. Learning to trust our instincts and identify red flags can help us avoid unhealthy or unsafe relationships before they become deeply established.

One of de Becker's central messages is that fear is not something to dismiss. It is valuable information.

Many people who later experienced emotional abuse, coercion, or violence report that they had an uneasy feeling early on but talked themselves out of it. Rather than ignoring these feelings, de Becker encourages us to pay attention to them.

A common red flag is boundary violations. Healthy people respect your "no," your need for space, and your personal preferences. An unsafe person may repeatedly push your boundaries while disguising their persistence as affection or determination. One of de Becker's most important observations is that when someone ignores

a small “no,” they are often testing whether they can ignore a larger one later.

Another warning sign is forced teaming. This occurs when someone creates an artificial sense of connection by speaking as though you are already a team. Statements such as “We’re exactly alike,” “No one understands me like you do,” or “We’re in this together” early in a relationship may be attempts to accelerate trust and intimacy before it has naturally developed.

Becker also describes the danger of love bombing, where a person overwhelms you with attention, gifts, praise, or declarations of love very early in dating. While genuine affection develops gradually, love bombing often creates pressure to reciprocate feelings that have not had time to develop authentically.

Another tactic he identifies is charm versus genuineness. Genuine people do not need to work hard to convince you they are good people. Excessive charm, flattery, and polished behaviour can sometimes be used to lower your guard. As de Becker notes, charm is often a strategy intended to persuade, while genuine kindness expects nothing in return.

Watch for loan sharking, another concept from *The Gift of Fear*. This occurs when someone does favours, buys gifts, or provides help that you did not ask for, then expects gratitude, access, attention, or compliance in return. Healthy generosity is freely given without creating a sense of obligation.

Becker also discusses typecasting, a manipulation tactic where someone makes a subtle negative comment in order to provoke you into proving them wrong. For example, “You’re probably too busy to talk,” or “You seem like someone who wouldn’t give people a chance.” The goal is often to influence your behaviour by triggering a need to defend yourself.

The most important lesson from *The Gift of Fear* is simple: trust your instincts. If you feel pressured, confused, manipulated, or unsafe, you do not need to justify those feelings. Your intuition exists to protect you. Healthy relationships feel respectful, safe, and consistent. When something feels off, listen to that inner voice, it recognizes danger before your conscious mind can explain it.

Cats, Canines, & Critters of Calgary



Bear, Cranston



Chico, Richmond



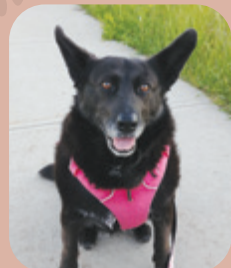
Dexter, Tuscany



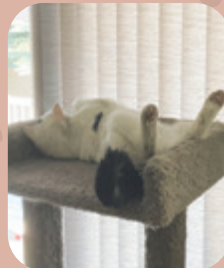
Ferland, Cranston



Honey, Cranston



Kenna, Bridlewood



Pixel, Chaparral



Tui, Hillhurst Sunnyside

To have your pet featured, email news@mycalgary.com

25¢ FLYERS

(INCLUDING DELIVERY)

- ✓ FULL COLOUR PRINTING
- ✓ DOUBLE-SIDED DESIGN
- ✓ PREMIUM 70 LB GLOSS STOCK
- ✓ FULL BLEED FOR EDGE-TO-EDGE IMPACT

Let's get your business into the hands of thousands of local customers.

CONTACT US

403-720-0762

sales@greatnewsmedia.ca
greatnewsmedia.ca

GREAT NEWS MEDIA
LEADERS IN COMMUNITY FOCUSED MARKETING



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 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; www.official-plumbing-heating.ca.

WESTSPRINGS | COUGARRIDGE MORTGAGE BROKER: Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbours 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 | Licensed by Avenue Financial.

LANDSCAPING & WINDOW CLEANING: Weekly yard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

READY TO INCREASE YOUR CURB APPEAL?

KILBCO
LANDSCAPING

Design and install
Concrete curbing
Garden planting, mulch and stone
Artificial turf
Retaining walls and patios
Sprinkler systems
Grading and sod
Decks and fences

Free Estimates
www.kilbco.com | 403-870-0737



**Samaritan Club
of Calgary**
**Semi-Annual
Super Thrift
Sale**
Saturday, September 26
9:00am-1:00pm
Hillhurst-Sunnyside Community Centre
1320 - 5th Avenue NW
All proceeds will benefit
Calgarians in need

Entry
\$2 Adults
Kids Free

**Vintage and
Boutique
items**

Cash Only

For More Information:
samaritanclub.ca

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.

STAMPEDE PLUMBING AND HEATING: 5-star Google rating, Senior and Veteran discounts. Highly trained plumbers, gasfitters, refrigeration & HVAC technicians. Water heaters, furnaces, boilers, air conditioning/heat pumps, drain cleaning, leaks, POLY-B replacement, new construction and renovations! Competitive prices with quality, 24-hour service! Established 1998. Call 403-225-1037. www.stampedeplumbingandheating.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.

GUTTER DOCTOR: Home Exterior Services. Gutter cleaning/repair/installation, window cleaning, gutter guards/leaf screens, fascia, soffit, siding, permanent outdoor holiday lighting, roofing, cladding, heat cables, pressure/soft washing. Local business since 2003 with more than 70,000 happy customers! Licensed, insured, WCB, A+ rated BBB member, multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

JEFFREY ELECTRIC: Friendly, professional electrical service for your next residential project, large or small. Since 2012, WCB, CQT, Master Electrician, licensed, insured. Competitive rates for quality electrical work. Panel upgrades from 60amp to 200amp. Car chargers, aluminum rewiring, custom lighting and LED install. Call for estimates. www.cejelectric.com. Clayton Jeffrey. 403-970-5441.

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, 403-269-2707.

PERFECTION PRUNING: Have you been noticing that your trees and shrubs are in need of some care and attention? We can help make your yard look beautiful again! Experienced arborist with excellent climbing, pruning and removal skills. Free quotes and 100% satisfaction guaranteed! Call or text Caleb at 403-660-7475. www.perfectionpruning.com.

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 cafe on Tuesdays at 9:30 am. Sandwich making for Alpha House on Wednesdays at 1:00 pm.

BIG HISTORY, LITTLE ARMS

Want to know something cool? SUE the T. Rex is the most well-preserved *Tyrannosaurus rex* ever found, and she is currently right here in Calgary. Spanning over 5,000 square feet, this fossil is 90% intact. Pretty good for something over six million years old.



Beat The Heat: Simple Ways to Make Your Home More Climate Ready

by The City of Calgary

Hot weather can make homes uncomfortable, and health risks increase during extreme heat. The City of Calgary's Climate Ready Home Program resources can help you take practical steps to stay more comfortable at home and prepare for hotter summers.

At calgary.ca/ClimateReadyHome, you can:

- Use the Home Self-Evaluation Tool to get a personalized checklist for your home.
- Download the Climate Ready Home Guide for advice on maintenance, renovations, and upgrades.
- Explore the Virtual Climate Ready Home for ideas that can help improve comfort and resilience.

These resources include practical, non-emergency guidance to help you plan ahead—from simple low-cost



actions to bigger home improvements over time. For emergency preparedness tips, visit calgary.ca/getready. Learn more at calgary.ca/climatereadyhome.



403.256.2252

www.landartist.com

Contact us to schedule a free onsite consultation



We are providing our award-winning landscaping design and construction services in your area!

Pools & Spas Aluminum Pergolas Outdoor Kitchens & Fireplaces Sports Courts & Putting Greens Water Features Retaining Walls



IN STOCK
ALUMINUM PERGOLAS

4 SEASONS - WINTER ENGINEERED



IN STOCK
FIBERGLASS POOLS

QUICK, EASY AND AFFORDABLE



ENHANCING YOUR OUTDOOR LIVING SPACE



Watch our interview with Bryan Baeumler





Self-Employed?

Your bank said no. That doesn't mean you can't get approved.

- ✓ Alternative mortgage solutions
- ✓ Flexible income qualification
- ✓ Options for purchases, refinancing & renewals

Don't let traditional bank rules stop you from getting the mortgage you need.



**ANITA
RUSSELL**

403-771-8771

anita@anitamortgage.ca



THE MORTGAGE GROUP



DUNCAN LAW

Impeccable Legal Advice.

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



📍 Conveniently located in Aspen Landing

Phone: 403.300.0870 | DuncanLawYYC.ca



RITCHIE'S
Plumbing & Heating

Services

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

24 HOUR EMERGENCY SERVICE tel. 587 392 6486



Gutter Doctor Home Exterior Services

Gutter Clean/Fix/Install • Leaf Screens
Window Cleaning • Fascia/Soffit/Siding
Pressure/Soft Wash • Cladding
Permanent Lights • Roofing

Senior Discount • Warranty • WCB • Insured

403-714-0711 • gutterdoctor.ca

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.

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our Innovative Consumer Programs



LEN T WONG + ASSOCIATES

RE/MAX
COMPLETE REALTY



Call or Text 📞 403-606-8888 ✉️ len@lentwong.com 🌐 www.homes-calgary.ca 🌐 calgaryluxuryhomesearch.com

*Terms and Conditions apply.

WEST SPRINGS COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	26	36	31	\$869,900	\$860,000
May	26	53	23	\$650,000	\$640,000
April	26	41	22	\$1,024,950	\$997,000
March	26	23	21	\$1,039,000	\$999,000
February	26	37	12	\$1,072,000	\$1,067,100
January	26	22	7	\$650,000	\$758,000
December	25	12	11	\$600,000	\$589,000
November	25	19	17	\$779,900	\$774,900
October	25	24	11	\$789,900	\$779,000
September	25	27	16	\$757,450	\$740,000
August	25	24	15	\$749,900	\$749,000
July	25	22	24	\$758,950	\$736,000

COUGAR RIDGE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	26	13	10	\$772,000	\$775,750
May	26	10	12	\$799,900	\$793,650
April	26	12	12	\$787,450	\$786,000
March	26	14	12	\$749,950	\$764,000
February	26	10	11	\$849,900	\$877,400
January	26	10	3	\$869,900	\$859,000
December	25	0	6	\$789,950	\$756,000
November	25	4	6	\$759,900	\$744,950
October	25	8	7	\$800,000	\$787,500
September	25	11	9	\$762,500	\$762,500
August	25	11	10	\$769,500	\$755,000
July	25	6	9	\$835,000	\$820,000

To view more detailed information that comprise the above
MLS averages please visit mycalgary.com/calgary-real-estate

To view more detailed information that comprise the above
MLS averages please visit mycalgary.com/calgary-real-estate