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Hamptons Real Estate Update

Last 12 Months Hamptons
MLS Real Estate Sale Price Stats

	Average Asking Price	Average Sold Price
June 2016	\$644,900.00	\$630,000.00
May 2016	\$809,900.00	\$818,690.00
April 2016	\$709,900.00	\$707,700.00
March 2016	\$1,172,500.00	\$1,067,500.00
February 2016	\$669,000.00	\$640,000.00
January 2016	\$940,900.00	\$895,000.00
December 2015	\$769,900.00	\$750,000.00
November 2015	\$799,900.00	\$775,000.00
October 2015	\$794,850.00	\$764,900.00
September 2015	\$640,000.00	\$635,000.00
August 2015	\$769,500.00	\$749,000.00
July 2015	\$798,800.00	\$785,000.00

Last 12 Months Hamptons
MLS Real Estate Number of Listings Stats

	No. New Properties	No. Properties Sold
June 2016	8	8
May 2016	10	12
April 2016	13	11
March 2016	9	2
February 2016	5	5
January 2016	5	2
December 2015	4	3
November 2015	7	7
October 2015	8	4
September 2015	12	3
August 2015	14	11
July 2015	12	13

To view the specific SOLD Listings that comprise the above
MLS averages please visit hamptons.great-news.ca

IMPORTANT CHANGES TO TAX-EXEMPT WEALTH TRANSFER STRATEGIES

On January 1, 2017, the federal government is amending regulations that will significantly decrease the tax efficiency of current "wealth transfer" strategies.

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Vice-President, Estate Planning Specialist



DATE: Tuesday, August 30, 2016
3:00 pm - 5:00 pm

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Mark your Calendar

Hamptons Annual General Meeting

TBA (mid November)

Hamptons Annual Family Skate

December 27



SUDOKU

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

FIND SOLUTION ON PAGE 8



Take A Dip Into The Lower Elbow River's Past Calgary's First Public Swimming Facility

As those lazy-hazy-crazy days of summer start to wind down, we are reminded of the role that our lower Elbow River has played in providing the first safe and clean recreational swimming facility to Calgarians.

Before the Glenmore Dam was constructed in the 1930s, the flows on the lower Elbow provided enough water for swimming in summer and skating in winter. Today, flows are restricted by the dam, and gravel bars from flooding impede the experience. Storm water emptying into the Elbow River, downstream of the Glenmore Dam is untreated, carrying with it sediments, contaminants, and bacteria from roads, yards, and pets, making it less attractive for taking a dip, unlike earlier days when the crystal clear waters from the Rae Glacier and clean overland runoff reached all the way to the heart of Calgary.

William Reader, Calgary's visionary Parks Superintendent (1913-42), was an advocate of public recreation, an avid swimmer, and member of the Calgary Swimming Club. Reader directed the development of the City's first river-side swimming facility near Elbow Drive and 30th Ave SW in 1914; first with safety ropes then the construction of the dressing rooms building in 1922. The building doubled as a skate change shack in winter. "The addition of booms in the river, play equipment (including an outdoor checker board), washrooms attached to the building, a fountain, pathways and ornamental plantings further enhanced the attractiveness of the Grounds. Until interest shifted to constructed swimming pools in the 1940s, the Elbow Park Swimming Pool was the most popular swimming place in the inner city and second only to the lagoon at Bowness

Park in numbers of users. Attendance records for 1933 include the observation: 'the number at the Elbow Swimming [Pool] was so great that no record could be kept.'" Reader aligned the use of the pool with the swimming programs of institutions like the YMCA and YWCA.

No longer in use, the historic one-storey, wood -frame, gable-roofed dressing room building and veranda, painted forest green with white trim, remains a familiar landmark along Elbow Drive. The Elbow Park Swimming Pool and Grounds was designated a Municipal Historic Resource in 2014.

Source: City of Calgary Inventory of Evaluated Historic Resources
Photo credit: Glenbow Archives

Formed in 2004, S2G+ Preservation Society collaborates to enhance the environment and natural history of the lower Elbow River, its valley and contiguous bench lands from the Glenmore Dam to Fort Calgary. To join our stewardship network email us at S2Gplusinfo@gmail.com. Follow us on facebook.com/S2Gplus

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

IN & AROUND CALGARY

Flood Resiliency

The City is committed to making Calgary a safe, flood resilient community. The 2013 flood caused significant social and economic disruption and unprecedented damages. The road from recovery to resiliency is a complex, long term process over many years with short, medium and long term milestones.

We've Recovered

We are building back stronger from the 2013 flood. 75% of the 217 flood recovery projects have been completed and many of them have flood resiliency improvements.

For example, our riverbanks are stabilized and stronger. With all critical and high-priority sites completed and all moderate priority sites to be completed by 2017, Calgary is at less risk of riverbank erosion, has greater flood level protection and is able to reduce damages from smaller, more frequent flood events.

We're Prepared

To make Calgary more resilient to future events, The City is implementing the 27 recommendations from the Expert Management Panel on River Flood Mitigation.

- 8 recommendations completed
- 17 recommendations in progress
- 2 recommendations to be started next year

For example, The City is making infrastructure improvements to the Glenmore Dam, including increasing the height of its gates. In 2019, Calgary will have new steel gates and an elevated hoist system on the Glenmore Dam. This will allow The City greater flexibility to mitigate flood events and reduce damages downstream of the dam including the downtown core, while increasing Calgary's water supply.

We're Moving Forward

We recognize the significant scale of impact and the considerable investments needed for further flood mitigation. To ensure we have the best suite of mitigation measures and adequate funding The City is working with Calgarians, stakeholders and other orders of government on additional flood mitigation solutions.

For additional details on how we have recovered, are prepared and moving forward, please visit calgary.ca/floodinfo.



It's back to school time and every parent wants their kids to thrive when it comes to handling the physical, emotional and intellectual stresses of the season. Address these key areas and watch your child flourish this school year!

Backpack Safety

Backpacks should be less than 15% of your child's weight, meaning a 65 lb child should carry less than 10 lbs of weight on their back. Many children carry too much weight for their growing bodies, placing undue stress on their neck, shoulders and spine, impacting brain functions and learning. Consider purchasing backpacks and other carriers that have wheels to do the job. These are becoming more and more popular and will save your child from pain, stiffness, focus, attention, and learning challenges.

Healthy Posture

Neurologist and Nobel Prize recipient, Dr. Roger Sperry said, "the spine is the motor that drives the brain" as 90% of all stimulation and nutrition to the brain comes from movement in the spine. He also said healthy brain function produces healthy posture. Improving your child's posture in turn improves their learning potential.

For every inch the head leans forward, there is an extra 10 lbs of downward pressure on the spine, which reduces activation of the frontal lobes of the brain necessary for learning. Chronic, low levels of spinal stress may also cause headaches, blurred vision, neck and shoulder tension, back pain, poor balance, muscle weakness, fatigue, poor digestion, allergies, bedwetting, poor attention and learning challenges, just to name a few. Regular chiropractic spinal adjustments can alleviate nerve stress and restore healthy movement of the spinal joints thereby improving stimulation and nutrition to the brain, which improves posture and learning.

Head and Shoulders, Knees and Toes

By Dr. Alma Nenshi, Registered Chiropractor

Proper Footwear

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Other Healthy Tips

Lunches and snacks should include proteins, veggies and healthy fats with limited carbohydrates and sugars as these may affect focus and energy. Fish and poultry choices are healthier over red meats and pork. Consider packing an empty water bottle to fill at school. Screen time and cell phone activity causes physiological stress responses in children that may in turn affect learning, cardiovascular health, weight, digestion and hormones. Consider limiting screen time to less than 30 minutes a day. Promote at least one hour of physical activity per day but beware of over booking your child in too many extracurricular activities. Children need real down time to play by themselves or to read (not spent with TV or video games). Your child needs a minimum of 8 to 10 hours of uninterrupted, deep sleep, which may be encouraged with consistent wake up and bedtime routines.

Your nervous system is the master system of the body, responsible for all body functions and your family's learning potential. Take advantage of our free back to school family health screenings, including posture and computer gait examinations and start the school year hitting the ground running!

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IN & AROUND CALGARY

New Bus Routes coming to northwest and inner city communities

Calgary Transit has completed a major review of 12 bus routes in the northwest and inner city and is excited to share the results with customers. Earlier this year new bus route proposals were shared online and at open houses, and feedback was collected from thousands of transit users and community stakeholders. Public input was incorporated as much as possible in designing the new bus routes.

To see the new bus routes that start on September 5, 2016, please visit calgarytransit.com/2016ServiceReview or join us at a public information session:

- Monday, August 15 at Bridgeland Riverside Community Association – 5:30-8:30 p.m.
- Thursday, August 18 at Hillhurst Sunnyside Community Association – 5:00-8:30 p.m.
- Thursday, August 25 at Silver Springs Community Association – 5:30-8:30 p.m.

There will also be pop-up information sessions at Brentwood Station, Dalhousie Station, Crowfoot Station, Lions Park Station, the University of Calgary and SAIT. For dates and times, visit calgarytransit.com/2016ServiceReview.

IN & AROUND CALGARY

EMS: Accidental Poisoning

Alberta Health Services, EMS, would like to remind parents of precautions they can take to prevent accidental poisoning emergencies in their home. The ingestion of prescription or over-the-counter medications is the leading cause of accidental poisoning in children. Just small amounts of adult medications can be seriously harmful or even fatal to your child if swallowed. Other causes of poisoning are household cleaning products, dishwasher tablets, or personal care items, such as mouthwash or nail polish.

Medication storage

- Store all medications in a locked container and place in an area inaccessible to children.
- Keep medications in their original child-resistant packaging.
- Do not mix multiple medications inside one bottle.
- Install child locks on all cabinets, or drawers where medications are stored.

Safety tips

- Ensure visitors to your home keep their personal belongings out of children's reach as they may contain unsafe items.
- Take extra precautions with medicines that appeal to children such as chewable vitamins, or flavored cough and cold syrups.
- Properly dispose of any medications or toxic household products no longer in use.

Prevention

- Store household products, car supplies, and cosmetics in cupboards or drawers that can be locked.
- Apply child safety latches to drawers and cabinets if they are within a child's reach.
- Know and label all plants in and around your home and garden.
- Antifreeze, windshield washer fluid, and pesticides are extremely poisonous. Even small amounts of these can cause serious illness when ingested.
- Poisoning information can be obtained by calling the Poison and Drug Information Service (PADIS) at: 1-800-332-1414.
- In case of a poisoning emergency, call 9-1-1.
- Provide the name of the product ingested or, if it is safe to do so, a sample of the substance for EMS to inspect on their arrival.



Be the king of the (healthy) grill

By Paula Trotter
The Canadian Cancer Society,
Alberta/NWT Division



Canadians love to grill.

And rightfully so – there's nothing quite like a summer barbecue with family and friends.

So I know being told to limit barbecuing meat can be tough to hear. But studies have shown that eating a lot of well-done and charred meat cooked at high temperatures may increase your risk of developing certain cancers, such as colorectal cancer.

That's because cooking meat, poultry and fish at high temperatures – including barbecuing, broiling and frying – creates chemicals that are associated with an increased risk of developing cancer.

I'm not telling you to stop grilling outright – instead, cut back on how much barbecued meat you eat.

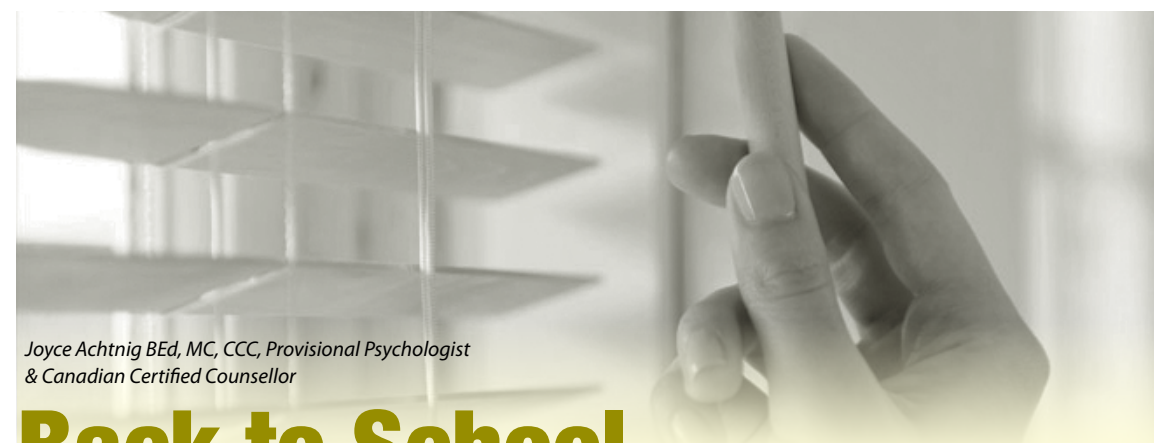
And when you do fire up the barbecue, follow these Canadian Cancer Society tips to safely prepare your grilled food:

- Marinate meat, poultry and fish in vinegar or lemon juice and your favourite herbs before cooking. This will reduce the formation of the chemicals that increase the risk of cancer.
- Choose lean cuts of meat, poultry and seafood over higher-fat meat, and trim off any visible fat (including the skin from poultry). This will reduce the amount of harmful chemicals from the smoke created by burning fats.
- Barbecue slowly and prevent charring by keeping the food away from the hot coals so that flames are less likely to engulf the food.
- Skewer a kebab. Smaller cuts of meat cook faster, which means there is less time for chemicals to form.
- Partially cook your meat before throwing it on the grill. The less time your meat is on the grill, the less it will be exposed to chemicals.

Bonus tip: Learn to enjoy slow cooking. Choose to cook your meats at lower temperatures by braising, stewing, steaming or roasting more often. Then serve with a side of barbecued vegetables – most experts agree plant-based foods do not form cancer-causing chemicals when cooked at high temperatures. Grilled fruit is also delicious for dessert.

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Joyce Achtnig BEd, MC, CCC, Provisional Psychologist
& Canadian Certified Counsellor

Back to School Tips from a Psychologist & Former Teacher

The warm, golden summer days are dwindling and the new school year imminently approaches. Many parents may worry about their children starting a new school, riding the bus for the first time, or meeting the increased academic demands of a higher grade. The transition from relaxed summer days back to the expectations and work students associate with school can be an abrupt and harsh reality. There are things parents can do to make it easier.

Create a Morning Routine the First Day

If your morning school routine ran smoothly last year, congratulations! If you found last year the mornings were less than perfect, rest assured, you're DEFINITELY not alone. The good news is, a few changes can result in major payoffs. Kick it up a notch this year by injecting some new strategies. For example, try a loud alarm clock to jumpstart the day, or a gradual wake up light alarm clock that simulates the natural sunrise for a more gentle waking; laminate morning checklists (e.g., brush teeth, wash face, get dressed, pack backpack) so they can check tasks off as they complete them; use a visual timer (shows how much time is left in red chunks that get smaller as time passes) for the last half-hour countdown to out the door time.

Start a Healthy Sleep Routine

Start progressively, until you get to a wakeup time that's reasonable for school days. Make a firm No Screens Policy 1.5-2 hours before bed; ample research demon-

strates this promotes a better sleep. Consider blackout blinds to darken the room, this helps signal the brain to produce melatonin and transition from wakefulness to restfulness. As adults, we know how our brains can shut down and how irritable we can become when we don't get a good sleep. Our kids feel the same way, only they don't have the developed coping mechanisms and maturity we do.

Prepare Everything in Advance

Request children get into the habit of choosing clothing the night before school, this eliminates additional decisions in the morning when bodies and minds are tired and more prone to meltdowns. Get them involved and eventually to assume the responsibility of packing their own lunch the night before school (yes, it's possible).

When to Consult a Psychologist

It's normal for some children to experience anxiety. Fortunately, this usually lessens within the first 3-4 weeks. However, if anxiety persists and other concerning behaviours emerge such as, sleep disturbance, school refusal, acting out or physical complaints (e.g., stomach aches and/or headaches), consult the teacher or counsellor. If issues don't resolve, it may be beneficial to seek services from a licensed psychologist who has experience with children and school assessments; we can help you understand your child's challenges and strengths and recommend interventions to support personal and academic success.

News from the Friends of Nose Hill

by Anne Burke

I came across a website which ranks Alberta parks and playgrounds. See: calgaryplaygroundreview.com/nose-hill-park. In addition to free parking, Nose Hill has many features, with hiking, off-leash area, washroom, wildlife spotting, interpretive signs, native grasslands, larger mammals, such as deer and coyotes. You can also find geocaches. OISEAU Agents of Nature is a free downloadable mobile app about nature and wildlife. The idea is to encourage outdoors discovery with interactive fun. Be an agent of nature and solve challenges. You can access Nose Hill and the codes for the app from the parking lot off Berkley Gate. Then unlock some mysteries of nature. Go to the City website for details about the program: <http://www.calgary.ca/CSPS/Parks/Pages/Programs/Get-to-know.aspx> and follow the links.

Speaking of city parks and other green spaces, after the City decided to end the Adopt-a-Park program, there were a few complaints about these areas. The residents involved are proud of how beautiful and green their neighborhoods are through the help of this volunteer program. If this is coming to an end (or being replaced) due to more strict water management, how can we keep the neighbourhoods looking green and nice so

that the residents continue to be proud of them?

The General Manager of Community Services responded that the Adopt-a-Park program came into effect in 1984 and was discontinued in 2015. It served a very good purpose and encouraged pride in community, but there were several issues with the program, such as the possible wasteful use of water, safety, collective agreements, and some centralized pieces of the services that the City provides.

The program was replaced with two new programs. The Green Leaders program for community volunteers provides oversight to doing projects in the community to enhance it, such as painting park benches or weeding. The second project, Water Stewards, will have volunteers focus mostly on keeping the city's many high-use playing fields watered.

Both programs are trying to address some of the issues that had emerged but also respond to the community desire to continue to care and have pride in their community with a more focused, targeted, and supportive approach. The General Manager noted that the programs will be evaluated over the course of 2016.



Summer 2016

Who are we – Nitanisak Girl Guides live in the communities of Edgemont, Evanston, Hamptons, Hidden Valley, Hanson Ranch, Kincora, Nolan Hill, Sherwood and Sage Hill. We have units for all age groups – Sparks (ages 5-6), Brownies (ages 7-8), Guides (ages 9-12), Pathfinders (ages 12-15) and Rangers (ages 15-17).

Program – Our weekly unit meetings will start up again in September. However, this summer a special event was held. Almost 1/3 of our district attended the National Guiding Mosaic Camp in July at Camp Woods at Sylvan Lake. I'm sure they will have lots of stories and memories!

ONLINE Registration – If you would like to register your daughter in Girl Guides, please visit www.girlguides.ca and click on the "Join Us" link or use the unit finder. Please note that most of our units are full, but if you would consider becoming a Girl Guide leader (see below), that would help alleviate some of our capacity issues. Be an active part of your community!

Here is our current unit availability (as of June 30):

- Sparks - Monday at Holy Trinity Church (HTC) and Valley Creek School (VCS) and Tuesday at HTC
- Brownies - Monday at HTC, Tuesday at HTC and Thursday at HTC

- Guides - Tuesday at HTC
 - Pathfinders - Monday and Tuesday
 - Rangers - Monday (no Guider) Thursday
- We are also looking for Guiders for Sparks, Brownies and Guides.

As many of our units are full, please consider becoming a leader, *even if you don't have a daughter in Girl Guides!* Relatives such as aunts, cousins, grandmas, or even university students can become leaders, and volunteer experience looks great on a resume! No previous experience is required to become a leader and training is offered through Girl Guides to help you become a great leader.

Why Become a Girl Guide Leader?

- For women, Guiding is a chance to be part of their community by helping girls develop their potential. It's a place for personal growth, mentoring and travel opportunities.
- The widest range of activities of any extracurricular program for girls and of any volunteer experience for women. Guiding is unique in the breadth of its focus, which ranges from leadership development to global awareness to environmental stewardship.
- Belonging to the world's largest organization of girls and women, the World Association of Girl Guides and Girl Scouts (WAGGGS).
- The chance to challenge yourself with the emotional safety that can only come from an all-girl environment- and you get to spend time with up to **30** other girls!

Looking forward to another great year in Guiding!

For further information about Girl Guides, please call 1-800-565-8111

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Calgary's Newest Library: Quarry Park!

Swim, workout, and check out a book at your NEW Quarry Park Library at Remington YMCA!

The new Quarry Park Library features more rooms for programming and community events, longer hours, and more seating and space. Located within the new Remington YMCA in Quarry Park, patrons have easy access to a fitness centre, swimming pool, and daycare. The Library Book Truck continues to visit the communities surrounding the former Glenmore Square Library.



COUNCILLOR, WARD 2 JOE MAGLIOCCA

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Facebook: Joe Magliocca • Twitter: @Joe_Magliocca

On June 27th, Calgary City Council approved a property tax freeze for 2017. I voted in favor of the tax freeze for three reasons. First, residents of Ward 2 (via phone calls, emails and at town halls), were very clear that lower taxes should be a top priority of City Council. Secondly, many Calgary families are facing tough decisions due to the economic downturn in our province. Many Calgarians have lost their job or have seen their incomes decline. I believe that The City should do what it can to help Calgarians at this time by preventing their taxes from increasing. Lastly, I voted in favor of the tax freeze because City administration confirmed that the option to freeze property tax would lead to greater efficiencies and would not result in any service reductions. I would ask that the provincial government join us by freezing their portion of Calgarians property tax.

The Community Standards Bylaw which regulates neighbourhood nuisances like yard maintenance, noise, and fire pit use is being reviewed to ensure that it still meets the needs of citizens. The City is asking for your feedback; please send your ideas to improve the Community Standards Bylaw to CSBreview@calgary.ca.

Calgary Transit has completed a major review of 12 bus routes in the northwest and inner city resulting in changes to bus routes in Ward 2. Effective September 5, 2016, changes will be made to Route 97 (South Ranchlands – Scenic Acres) and Route 113 (North Ranchlands – Scenic Acres). To see all the new bus routes that go into effect on September 5, 2016, please visit calgarytransit.com/2016ServiceReview.

Joe's Tip:

As our kids get back to school, please slow down and watch out for children on our streets and at our crosswalks. Safe streets are a responsibility of all of us.



MLA CALGARY-FOOTHILLS PRASAD PANDA

Suite 104, 3604 – 52 Ave NW

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calgary.foothills@assembly.ab.ca

I love summers in Calgary. The days are longer and many people are outdoors enjoying the weather with family, friends and neighbours. It is the best time of year for me to meet you in person. The City of Calgary's Neighbour Day was jam packed with activities. Other events I attended were a charity running event to raise funds for a Chinese Seniors facility, a little library opening in Sage Hill, and a block party in Kincora and the Hidden Valley sports windup party. The previous week, I attended the Edgemont Community Association's volunteer BBQ where many giving citizens were honoured for their hard work this past year.

In late June, I was thrilled to be invited to witness a Canadian Citizenship ceremony where 92 Calgarians became official Canadians. The citizenship judge was gracious in allowing me to address the new Canadians and their assembled well-wishers. Just two days later they enjoyed their first Canada Day as Canadian citizens. It was a whirlwind day of activity starting at 7AM by honouring some Calgary Seniors at the Zoo. Following that, I attended two events in the NE before heading downtown to mingle with large crowds and ending with a spectacular firework show and music near the Centre Street bridge. This was great practice for the exhausting and exhilarating ten days of Stampede to come.

Official Opposition Leader Brian Jean officially announced that I have been named as the new Shadow Minister for Emergency Response and Disaster Recovery. I have had productive meetings with several Fort McMurray stakeholders, many of whom I already know from my days in major projects with Suncor Energy. It is important that we keep our eye on the ball to make sure the Fort Mac rebuild progresses along as quickly and orderly as is feasible.



CALGARY NOSE HILL HON. MICHELLE REMPEL, M.P.

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Website at www.michellerempel.ca

As a member of the Standing Committee on Immigration and Citizenship, my duties require that government decisions are held up to scrutiny, and where necessary, improved upon. An unprecedented number of refugees have arrived and will be arriving in Canada and it is of crucial importance that the federal government provides the services they need to integrate into our country, our culture and our economy.

The Minister of Immigration and his officials have been unable to address the total expenditures on the Syrian refugee initiative to date, when appearing before committee to discuss Supplementary Estimates. The government told Canadians during the campaign that the total cost of the initiative would be \$250M, now it's climbing towards \$1B, they haven't calculated the downstream impact on provinces and municipalities, and frontline service groups are testifying at committee saying that their funding has been cut.

The government needs to show Canadians a fully costed plan to support the refugees that they've brought to Canada.

For weeks now at parliamentary committee, as well as in the media, we have been hearing how Syrian refugees are struggling now that they are in Canada. We've heard that they haven't been able to make long term arrangements for affordable housing, access language training services, or find employment. All of these issues put refugees at risk of isolation and poverty. Supporting refugees means more than taking pictures with them when they arrive.

Front line agencies providing services to Syrian refugees are also struggling. Many groups in recent weeks have told a parliamentary committee that they have faced funding cuts, and have been overloaded by the rapid influx of refugees precipitated by the government's Syrian refugee initiative. School boards have described having to raise class sizes and defer maintenance due to the influx of refugees. By the Minister of Immigration's own remarks in the House of Commons and in parliamentary committee, Canada's intake of refugees has increased by nearly 400%, while funding for resettlement has only increased by 4%.

This committee study will conclude in September. I will continue to advocate on this issue on your behalf.



Free Uniform with Registration, September 6th, 2016 7 - 8:30 pm
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AUGUST MOON CALENDAR

 New Moon Aug 2	 First Quarter Aug 10	 Full Moon Aug 18	 Last Quarter Aug 24
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Deadline – 1st of each month for the next month's publication

Contact news@great-news.ca

- ◆ Free announcements: lost/found, household items for sale, wanted, garage sale, student/senior services, etc.
- ◆ Forty word limit

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HAMPTONS 2016 STATS	# OF SALES	AVERAGE PRICE
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Bungalow	5	\$828,000
Two Storey	30	\$767,353
Two Storey Split	1	\$866,000
Townhouse	1	\$364,000
Villa	4	\$631,250
TOTAL	42	
Average days on Market	36 days	

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- upgraded 5 bedroom+den two storey
- hardwood & granite, finished walkout
- on golf course, gourmet kitchen, views!

272 EDENWOLD DRIVE NW



\$1,209,900

Sweeping Mountain Views!

- custom 4 bedroom two storey walkout
- 3 car garage, fully finished, central air
- extensive extras, prime ridge location

127 HAMPTONS SQUARE NW

SOLD!

\$849,900

Stunning Walkout Bungalow!

- CalBridge 3 bedroom+den bungalow
- gourmet kitchen, built-ins, 2 fireplaces
- fully finished, A/C, upgrades, on greenbelt

208 HAMPTONS SQUARE NW

SOLD!

\$829,900

Lupi-Built, Original Owners!

- 5 bedroom+den two storey walkout
- granite, built-ins, gourmet kitchen, A/C
- fully finished, estate area, close to school

4799 HAMPTONS WAY NW



\$2,250,000

Luxury Home on the Golf Course!

- custom 5 bedroom+den two storey, A/C
- 4 car garage, heated tile floors, pie lot
- finished walkout on golf course, views

176 HAMPSTEAD WAY NW

SOLD!

\$769,900

Built by Janssen Homes

- fully finished 5 bedroom+den two storey
- maple kitchen, hardwood/granite/tile
- built-ins, walk to school & bus stops

91 HAMPSTEAD GREEN NW



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LaVita Pointe Condo Living!

- bright 3 bedroom townhome on park
- end unit, 2 car garage, maple kitchen
- 9ft ceilings, fireplace, close to shopping

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- built-ins, white kitchen, loft, corner lot



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