

RARE & UNIQUE REAL ESTATE OPPORTUNITY IN THE HEART OF THE BOW VALLEY



SINGLE FAMILY BUILDER LOTS FOR SALE IN EXSHAW, ALBERTA

THE GATEWAY TO THE CANADIAN ROCKIES

THE BOW VALLEY'S BEST VALUE REAL ESTATE

HIKE & BIKE FROM YOUR FRONT DOOR

THE MOUNTAIN LIFESTYLE WITHOUT THE TOURISM HUSTLE & BUSTLE



LOT PRICES STARTING FROM \$ 385,000
AVERAGE CANMORE LOT PRICES ARE OVER \$ 1,250,000
10 MINUTE DRIVE FROM CANMORE
25 MINUTE SCENIC DRIVE TO BANFF
FIRESMART BUILDING GUIDELINES - STUNNING VIEWS
BRING YOUR OWN BUILDER OR PARTNER WITH OUR TEAM



ALL LOTS ARE ZONED WITH LEGAL SUITES
LONG TERM OR SHORT TERM VACATION RENTALS ARE PERMITTED
SUBDIVISION CONSTRUCTION COMMENCING MARCH 2025
LOT CLOSING DATES IN AUGUST 2025
START BUILDING YOUR DREAM HOME IN FALL 2025
CONTACT US FOR THE SALES PACKAGE AND A SITE WALK

**PLEASE CONTACT
EXSHAW MOUNTAIN GATEWAY
TO START YOUR DREAM!**

Jason Hoerle
Owner/Developer
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