



# 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!**

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