

# NEW HOMES

## 'EXTREME' ENERGY EFFICIENCY Mattamy showcases net-zero homes **F3**



## FINE TOUCHES Carlton makes impression **F9**

CALGARY HERALD SATURDAY, NOVEMBER 28, 2015

SECTION F

# TIME RIGHT FOR HOME TO CALL THEIR OWN

## Plunge into ownership makes financial sense for newlyweds

**JOSH SKAPIN**  
CALGARY HERALD

For Tyler and Debbie Barron, the math behind leaving Calgary's rental market for a home purchase in Mahogany just made sense.

The newlyweds have been renting for the past two years, handing over \$1,100 each month. Now they're getting a place of their own, buying a laned home by Hopewell Residential in Mahogany.

"It was just not wasting our money to rent anymore," Debbie says. "Renting in Calgary is expensive. And really, once you get your down payment, it's extremely comparable to what you pay into a mortgage."

Laned homes in Mahogany start in the \$390,000s. Joining Hopewell Residential in the segment are Innovations by Jayman and Stepper Custom Homes.

"I think a laned home is really good value," Tyler says. "When you compare it to the price of a condo or an upper scale home that gets into the \$500,000s and \$600,000s, it's somewhere in the middle. (It's) a bit more affordable, but you still get the full value of a house and have your own lot and own space."

Through the first 10 months of

2015, Mahogany has led the city in building permit applications for single-family homes this year and laned homes have been a sizable part of that demand.

"They've been very popular," says Scott Hamilton, director of marketing and communications for Hopewell, which is also Mahogany's developer. Laned homes have long been a go-to option for

**Renting in Calgary is expensive ... once you get your down payment, it's extremely comparable to what you pay into a mortgage.**

buyers moving up from condos and town houses. But they've recently seen an upswing in interest from a different demographic.

"What we're seeing this year, given the economic conditions, is people moving down more," Hamilton says.

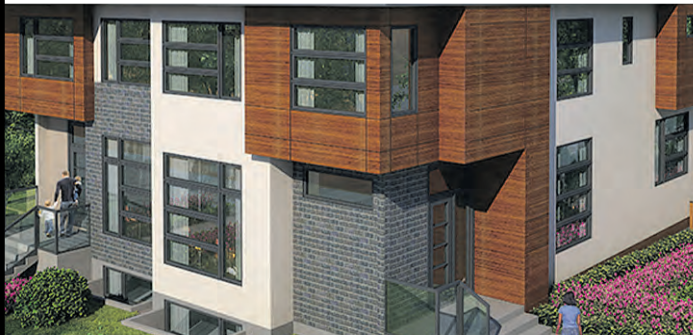
SEE **MAHOGANY** ON **F4**



Tyler and Debbie Barron at Precise show home in Mahogany by Hopewell. "I think a laned home is really good value," Tyler says. **DON MOLYNEAUX / FOR THE CALGARY HERALD**

# 3 Prime Locations

## Richmond Locations + Currie Barracks SW



**Slokker** 80 years  
CANADA | EUROPE | USA  
Executive | Innerscity | Luxury

**\$800s**  
\$800k's & up + gst

Executive, Upscale Homes in Currie Barracks SW

Professional-series Kitchens | High Ceilings | Lavish Features  
Interiors by Award Winning Porada Design Group

Open House this Fri, Sat and Sun 12-4pm  
at: 2345, 22 Ave SW (current Showhome is in Richmond SW)

## Cochrane, Own This Fabulous View



Immediate  
Occupancy  
Available

4 Homes With This View - Toki Nature Reserve

COCHRANE  
**TOWNHOMES**  
@ JUMPING POUND.COM

**\$300s**  
Low \$300k's & up + gst

Area's Best Price | Townhomes with Garages

2 and 3 Bedroom Townhomes | Home-Chef-Inspired Kitchens  
Beside Nature Reserve, Short Drive To: Shopping, Groceries,

Showhome Hrs: Sat and Sun 12-5pm. Mon-Thur 2-8pm  
at: top of George Fox Trail in Cochrane - follow orange signs

## Currie Barracks, SW - Prime Innerscity



**Slokker** 80 years  
CANADA | EUROPE | USA

CURRIE BARRACKS  
**axess**  
CONDOS & TOWNHOMES

**\$290s**  
\$290k's & up + gst

Modern | Upscale | Innerscity Condos & Townhomes

European Inspired Interiors | Modern Kitchens | Spacious  
Interiors by Award Winning Porada Design Group

Currie Presentation Centre: Sat and Sun 12-5pm. Mon-Thur 2-8pm  
follow Detour Signs to Sales Centre - Enter from Richardson Way & Caen Avenue SW

Call Adam 403.701.1304 | MyInfills.com

Cochrane: 403.401.9283 | JumpingPound.com

Axess At Currie: 403.671.5737 | GainAxess.com

**Slokker-West.ca** Slokker since 1935 Canada | Europe | USA

find more locations at: **TownhomesCalgary.com**

\*Prices are for a limited time on select units. Conditions apply - mortgage approvals, OAC etc.



A freshwater lake and beachfront, a five-hectare central park, 22 kilometres of pathways and 107 hectares of open space are all a part of Mahogany's appeal. HOPEWELL RESIDENTIAL

# Mahogany offers active lifestyle and 'inviting' community appeal

MAHOGANY FROM F1

"From perhaps having a larger, more expensive home, into this product, where it lessens the burden of the mortgage but has everything you need in terms of the bedrooms and space."

And if downsizing is in the cards, Mahogany is a prime place to turn, he adds.

"You have immediate access to a lake, skating in the winter, swimming in the summer, basketball and volleyball courts, community programs, the wetland area. It really is more than just your home," says Hamilton.

Mahogany also offers condos, town houses, duplexes, rear-attached and front-attached garage homes along with estate homes.

Debbie and Tyler picked Hopewell's Precise model, which is part of a laned show home parade in the community. The home's 1,578-square-foot plan includes three bedrooms and 2.5 bathrooms. Among its highlights are a dedicated tech zone on the main level, a handy second floor laundry room, a soaker tub and separate walk-in shower in the ensuite and a functional U-shaped kitchen.

"I found that it feels bigger than it is," Tyler says. "The space is well-used and feels very open."

The couple aim to eventually

## WHAT YOU NEED TO KNOW

**Project:** Mahogany's laned homes.

**Builders:** Stepper Custom Homes, Innovations by Jayman and Hopewell Residential.

**Developer:** Hopewell Residential.

**Prices:** From the \$390,000s.

**Hours:** The show homes are open from 2-8 p.m. Monday through Thursday, and from noon to 5 p.m. on weekends and holidays.

**Information:** mahoganyliving.com

develop the basement and build a garage but say there's no hurry.

The Barrons spent about two years deciding where they wanted to buy their first home, exploring opportunities in a number of communities on Calgary's southeast end.

In the end, it was tough to turn down 33 hectares of combined freshwater lake and beachfront.

Outdoors amenities are a star feature for Mahogany, which was named Community of the Year for Calgary for the third time in a row at the Canadian Home Builders' Association-Calgary Region SAM (Sales and Marketing) Awards last

spring. The community also includes a five-hectare central park, 22 kilometres of pathways and 107 hectares of open space.

"The lake is a big appeal for just starting off with a family," Debbie says. "It feels very inviting. Mahogany does a good job as a community to bring people together and get people to know each other. There are book clubs and dinner clubs that you can be a part of. There's a lot of things like that to bring the community together."

Then there's the ability to have all the commercial necessities within reach. Mahogany is already a quick drive to shops, services and places to eat at Seton and 130th Avenue S.E. But it'll soon be getting a hub of its own.

Mahogany's Urban Village is slated to open in early 2017 and will be anchored by a Sobeys grocery store. Tim Hortons, Nando's, Subway, Pizza 73, The Canadian Brewhouse, TD Canada Trust, ATB Financial, State & Main Kitchen and Bar, Pizza Hut and Kinjo Sushi & Grill will also be part of the Mahogany development.

"Now that Sobeys has been announced, we have seen people who are attracted to the community because we have that grocery option," Hamilton says. "The energy around that announcement has been amazing."



Debbie and Tyler Barron were drawn to Mahogany's lake and community for their first home. DON MOLYNEAUX / FOR THE CALGARY HERALD

GET A NEW HOME WITHOUT THE WAIT

WALDEN IN CALGARY SE

FREMANTLE II

\$472,900\*

IMMEDIATE POSSESSION

- 1915 sq. ft.
- 3 beds, 2.5 baths
- West backyard home with fence
- Gourmet island kitchen with eating bar and corner walk-in pantry

WALDEN IN CALGARY SE

KENNEDY  
FORMER SHOW HOME

\$624,900\*

IMMEDIATE POSSESSION

- 2362 sq. ft.
- 3 beds, 2.5 baths
- Fully furnished
- Loft level with study and open to below above second floor
- Open floor plan design

WALDEN IN CALGARY SE

ABERDEEN  
FORMER SHOW HOME

\$639,900\*

IMMEDIATE POSSESSION

- 2117 sq. ft.
- 3 beds, 2.5 baths
- Fully furnished
- L-shaped island kitchen with walk-thru butler's pantry
- Rear deck included

COPPERFIELD IN CALGARY SE

KENDAL  
FORMER SHOW HOME

\$499,900\*

SOLD!

- 2362 sq. ft.
- 3 beds, 2.5 baths
- Fully furnished
- Dual loft option included
- Fully developed basement
- Rear deck included

HERON POINTE IN AIRDRIE

ASHTON

\$479,900\*

IMMEDIATE POSSESSION

- 2250 sq. ft.
- 3 beds, 2.5 baths
- Open main floor with island kitchen and walk-in pantry
- Master suite with 4pc. ensuite

HILLCREST IN AIRDRIE

HOLLOWAY

\$554,900\*

IMMEDIATE POSSESSION

- 2348 sq. ft.
- 4 beds, 2.5 baths
- Contemporary open plan living
- 4pc. ensuite and deluxe walk-in closet in master bedroom

HILLCREST IN AIRDRIE

LEIGHTON

\$594,900\*

IMMEDIATE POSSESSION

- 2409 sq. ft.
- 4 beds, 2.5 baths
- Garage with extended bay area
- All bedrooms have walk-in closets

HEARTLAND IN COCHRANE

WESTON II

\$449,900\*

IMMEDIATE POSSESSION

- 1901 sq. ft.
- 3 beds, 2.5 baths
- Spacious bonus room above garage with room for desk or additional storage

MOUNTAINVIEW IN OKOTOKS

WESTON IV

\$494,900\*

SOLD!

- 2362 sq. ft.
- 3 beds, 2.5 baths
- Spacious island kitchen with eating bar and generous counter space
- Expansive front foyer

EXCEL HOMES

excelhomes.ca

BuiltGreen

OVER 50 AWARDS FOR DESIGN EXCELLENCE

AWARDS OF EXCELLENCE WINNER

AWARDS OF EXCELLENCE

Prices and availability may vary by community, model and lot and are subject to change without notice. See your Area Manager for details. Prices shown include lot and GST. Exterior rendering may not reflect actual model for sale.