



The great room, top left, in the 601.1.1 show suite at Sandgate has large windows to bring in plenty of light to the entire open space, including dining area and kitchen. Sandgate is across the street from Mahogany Village Market and a quick walk to West Beach. PHOTOS: HOPEWELL RESIDENTIAL

# 601.1.1 SET FOR SOCIALIZING

Sandgate condo in Mahogany puts emphasis on open, inviting spaces

JOSH SKAPIN

For a single person or couple taking their first step into home ownership, it covers all the bases. The 601.1.1 floor plan, a name reflecting its one bedroom and one bathroom format across 601 square feet, is functional, well-suited for entertaining, and affordable. It also belongs to a development in a location that boasts walkable distance to both shopping amenities and the largest freshwater lake within Calgary limits. The 601/1.1 is part of Sandgate by Hopewell Residential in the south-east community of Mahogany. At the recent Calgary region SAM (Sales and Marketing) Awards

the floor plan placed as a finalist in the category for Best Apartment-Style Condo One Bedroom Plus Den. Hopewell itself was crowned Multi-Family Builder of the Year. Sandgate sits across the street from Mahogany Village Market and is considered a two-minute walk from Mahogany Lake's West Beach. The village market is anchored by a Sobeys grocery store, making it easy to stop and pick up something for dinner on the way home from work. The condo puts an emphasis on social spaces, giving residents open and inviting places to entertain. Its central dining area and window-facing great room are a combined nine feet seven inches by 19 feet 11 inches.

These towering windows are double-pane and low E, which stands for emissivity, a measure of heat loss. They also drum up ample sunshine for all ends of the great room, dining area and kitchen. It's easy to imagine the natural transition from the dinner table to the sitting area, for a movie, board game, or glass of wine. And on summer evenings, the gathering will surely head to the generously sized patio, where there's a gas barbecue outlet. The kitchen is a galley-style design, with pendant lighting over

an island with a sink and extended eating bar that comfortably seats three people. There's also a full-height ceramic tile backsplash, and the show suite displays stainless steel appliances, including an over-the-range microwave. Lining up on the same wall as the bedroom and its accessory spaces is a laundry area, which has a stacked front-load washer and dryer and handy storage space. As staged in the show suite, the storage could be used for shoes, scarves, or other items that can be kept out of the bedroom closet

but still need to be tucked away. The bedroom links to a full bathroom, also accessed from the dining and kitchen area, by a spacious walk-through closet. The bathroom has a one-piece tub and shower with a curved shower rod, along with a full-width mirror over a vanity sink, polished chrome faucet and ceramic tile.

**WHAT YOU NEED TO KNOW**

**WHAT:** The 601.1.1 floor plan at Sandgate.

**BUILDER/DEVELOPER:** Hopewell Residential.

**AREA:** Mahogany is a community in southeast Calgary.

**PRICE:** The starting price is in the \$190,000s, including the tax and legal fees.

**HOURS:** The show suite and sales centre is open 2 to 8 p.m. Monday through Thursday and noon to 5 p.m. on weekends and holidays.

**DIRECTIONS:** Take Stoney Trail to 52nd Street S.E., then turn left on Mahogany Gate, right on Mahogany Plaza, and left on Mahogany Mews.

**INFORMATION:** hopewellsandgate.com



The kitchen's eating bar comfortably seats three people and opens into the dining area and great room. The full bathroom links to the bedroom by spacious walk-through closet.



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