

TOP SELLERS

The magnificence of Mahogany

Award-winning lake community offers laned homes with charms on every floor

JOSH SKAPIN
CALGARY HERALD

Whether it's a luxurious ensuite, functional kitchen or four-bedroom second level, every floor plan has something that makes it special. In our Top Sellers series, we look at the bestselling models in an area of a new community in or near Calgary. This week we look at laned homes in award-winning Mahogany.

COMMUNITY

Mahogany is a lake community accessed off 52d Street S.E. and master-planned by Hopewell Residential. At the Canadian Home Builders Association-Calgary and Region SAM (Sales and Marketing) Awards last spring, Mahogany picked up its third straight Community of the Year title. Mahogany is home to the largest freshwater lake in the city and 107 hectares in parks and open space. Laned homes in the community are offered by Hopewell, Stepper Custom Homes and Innovations by Jayman.

HOPEWELL RESIDENTIAL

Innovation is a common thread with Hopewell's home designs and the seasoned builder's top-selling laned home in Mahogany is no exception. A expansive "lifestyle room" along the front of the floor plan, central dining area and large U-shaped kitchen along the back, have helped make the 1,578-square-foot Precise a sales centre favourite, says area manager Stacy Johnson. The home has three bedrooms and 2.5 bathrooms and starts in the low \$400,000s.

"The Precise gives everything you need and want in a laned home," says Johnson says, pointing to the home's second-floor



A look at the great room in Hopewell's Precise show home. HOPEWELL RESIDENTIAL



An artist's rendering shows the Springside by Stepper in Mahogany. STEPPER CUSTOM HOMES

laundry room, four-piece ensuite in the master bedroom, main floor, abundance of storage space and tech room. Johnson calls the tech room "a unique feature homeowners love.

"It's raised two steps above the lifestyle room, on the way upstairs to the second floor. It's tucked to the side of the home, and is a quiet, yet still central, space to do homework or have your home office,"



The Sonata show home by Innovations by Jayman has "a very modern plan." INNOVATIONS BY JAYMAN

she adds. Johnson says Precise is well-suited for a number of lifestyle needs, including as a starter home, but adds it also works well for young families and downsizers.

STEPPER CUSTOM HOMES

Buyers are liking Stepper's Springside model and are checking the box to upsize. The laned home's standard floor plan measures 1,471 square feet and the option to expand takes it up to 1,631 square feet.

"It has been so popular because it offers families really everything that they ask for," says area manager Christian Twomey. The home starts at \$417,900, including tax.

Among the qualities making Springside a sought-after option are its towering ceilings and large windows, making the space open and bright, adds Twomey. "The nine-foot high ceilings really give this home a grand feel," he says. "The kitchen is open to the breakfast nook and front family room both with large windows, dumping natural light into the home."

Next to the kitchen and dining area, a den offers a space to tuck away and polish off some work.

INNOVATIONS BY JAYMAN

When looking at this builder's top-performing laned home in Mahogany, after opening sales in May, it's been a photo finish.

"We're almost dead even between our three models, which are our show home models," says Robin Bruner, sales manager for Innovations by Jayman. This includes the 1,799-square-foot Avid starting in the \$398,000s, the 1,652-square-foot Sonata from the \$410,000s and the Renew, which is 1,428 square feet and starts in the \$404,000s.

"Our sales are split in thirds and I think what that speaks to is just the diversity of the plans," Bruner says. The Avid has the option for a fourth bedroom on the main floor.

Bruner calls the Sonata "a very modern plan," adding: "It's got the raised kitchen, it's got a vaulted living room — really quite a showcase model."



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