



A sod-turning ceremony was held to mark the start of construction on a new school in Mahogany. Above, left to right, are chief superintendent Gary Strother; trustee Linda Wellman, wards 3, 5 and Airdrie; Father James Hagel; trustee Peter Teppler, wards 6 and 8; Mike Ross, superintendent Area D; trustee Cathie Williams, wards 11 and 12; CCSD board chair Cheryl Low; Graham Sucha, MLA, Calgary-Shaw; trustee Mary Martin, wards 13 and 14; Mark Rawlek, superintendent, Support Services; and Rick Fraser, MLA, Calgary-South East. CALGARY CATHOLIC SCHOOL DIVISION

# New school upgrades Mahogany options

K-6 facility construction underway, with other sites available for growth

JOSH SKAPIN

Potential home buyers with children have a new reason for turning to an award-winning lake community in southeast Calgary. Construction started on a school for students from kindergarten to

Grade 6 through the Calgary Catholic School Division in Mahogany last week. The school, at 22 Marine Drive S.E., is expected to open in fall 2018 and will have a maximum capacity, including modulars, of 750 students. “Mahogany is Calgary’s favourite

community for so many families, with its lake, Beach Club, wetlands, playgrounds and green spaces — the addition of a new school only makes an already incredible new community even more appealing,” says Nicole McLaws, marketing manager for Hopewell Residential, which is the developer of the community. This is the first school in Mahogany, but there are a number of additional school sites around the

community to accommodate other school development, McLaws says. “We know that Mahogany is growing in popularity, we know that the housing growth in this area and the number of families moving in is absolutely booming right now,” said chief superintendent for CCSD Gary Strother during a celebration in Mahogany to mark the start of construction. “The opportunity for our children in this area to access qual-

ity Catholic education is no small feat. It’s really important for us to to make sure that we’re in communities like this as Calgary expands. “This is a great opportunity for people in this area now to have schooling in their community.” Strother says the school will be built to provincial standards, which means it will earn, at minimum, a LEED (Leadership in Energy and Environmental Design) silver certification, which is consistent with all schools built through CCSD. Mahogany is a three-time winner of the Community of the Year-City of Calgary title at the Calgary Region SAM Awards and offers housing options including estate, front-attached garage, rear-attached garage and laned single-family homes, paired homes, town houses and condos. Its builders include Calbridge Homes, Morrison Homes, Stepper Homes, Excel Homes, Hopewell, Jayman Built, Homes by Avi and Jayman Modus. “In Mahogany, many homeowners are just starting their families and it’s comforting and exciting for these residents to know that a school will be located within their own community when their kids are old enough to attend,” McLaws says. Brenda Danyluk, area manager for Stepper Homes, agrees. “I know a school is something that has been a priority to the residents,” says Danyluk. “People are very excited to have a school in their neighbourhood.”

# Listings down, but resales up in Airdrie and Cochrane single-family markets

JOSH SKAPIN

Construction slowed and selection was up across the Calgary area over the first quarter of 2016. But what about two centres within a 15-minute drive of Calgary limits? Here are six facts about the single-family housing markets in Airdrie and Cochrane between the beginning of January and the end of March.

**Q How much were new quick possession homes?** **A** The average price on Cochrane’s constructed but unabsorbed single-family homes, which typically refers to spec and show homes, was \$561,761, says Canada Mortgage and Housing Corp. This was up from \$488,453 a year earlier. In Airdrie, the single-family average was \$608,989 last quarter, rising from \$569,360 year-over-year.

**Q How many quick possession single-family homes were out there?** **A** There were 39 single-family homes that completed construction but were left unabsorbed in Airdrie last quarter, the same as the same time a year earlier, says CMHC. In Cochrane, it was a downtick to 32 from 35. **Q How many single-family homes were listed on the resale**

**market last quarter?** **A** In both Airdrie and Cochrane, fewer people put their single-family home on the market compared to the same period a year earlier. There were 388 new listings in Airdrie between Jan. 1 and the end of March this year, easing from 649 during the same days in 2015, says CREB. Cochrane’s cooled to 204 additions to the market from 319. **Q How much were single-family homes on the resale market?** **A** The benchmark price in both areas stepped back last month from the same time a year earlier. In Airdrie, it eased two per cent to \$389,400 and Cochrane’s dipped

10 per cent to \$392,200, says the Calgary Real Estate Board. **Q What have sales been like?** **A** The Calgary Real Estate Board says there were 176 single-family home sales in Airdrie between Jan. 1 and the end of March. During the same months in 2015, there were 65 deals. Cochrane also saw a rise in sales with 80 compared to 29. **Q How many single-family homes broke ground?** **A** Shovels turned for 96 single-family homes in Airdrie over the first three months of 2016, which is down from 135 a year earlier. Cochrane’s dipped to 47 from 99.

60

YEARS

1956 2016

Anniversary

COLLECTION

Celebrating our 60th year means

YOU SAVE BIG \$\$\$

Only 12 Available

THE PROSPECT 60

Heritage Hills, Cochrane

STARTING AT \$319,900

1350 sq. ft.

6 Townhomes Also Available

STARTING AT \$306,900

from 1338 sq. ft.

Only 12 Available

THE GALVESTON 60

Kinniburgh, Chestermere

STARTING AT \$489,900

2227 sq. ft.

Only 13 Available

THE VAN HORNE 60

Legacy, SE Calgary

STARTING AT \$439,900

1928 sq. ft.

Only 5 Available

THE CYPRESS 60

STARTING AT \$469,900

2064 sq. ft.

Only 12 Available

THE GALVESTON 60

Boulder Creek, Langdon

STARTING AT \$449,900

2227 sq. ft.

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