

Mahogany retains lead in demand for single-family homes

JOSH SKAPIN

A community that led all ends of the city in demand for single-family homes over the past three years is off to a strong start once again.

Mahogany by Hopewell Residential paced all communities in Calgary in applications for permits to build single-family homes in January. The city's planning and development department says the southeast lake community had 39 of these applications last month.

In January 2016, Mahogany recorded 32 applications. It ended last year with 352, for the most in Calgary.

"Mahogany is amazing," says Doug Judd, area sales manager for Excel Homes, adding traffic through his sales centre has picked up over the same time in 2016.

"We have a 63-acre (25-hectare) lake here ... 22 kilometres of trail systems throughout the community, it's an unbelievable place to live."

The community is slated to open a commercial development anchored by a Sobeys grocery store early this year. Restaurants, coffee shops, banks, a drugstore, gas station, dry cleaner, preschool, and daycare are confirmed to be part of the mix at Mahogany Village Market, as well.

Joining Excel in Mahogany's group of single-family builders are Homes by Avi, Jayman Built, Morrison Homes, Calbridge Homes, and Hopewell.

Following Mahogany in demand for new single-family homes last month was a new community that launched on the northeast corner of the city in late 2016. Cornerstone by Walton Development and Management produced 28 applications for permits to build single-family homes. This made Mahogany and Cornerstone the only communities with at least 20

of these applications last month.

Cornerstone unveiled 28 show homes during a grand opening for its community east of SkyView Ranch in October of last year. Its single-family builders are Morrison, Pacesetter by Sterling Homes, Shane Homes, Truman Homes, and Jayman Built.

Once the Cornerstone area is fully developed, it will contain around 38 hectares of park and school space, 14 kilometres of pathways and 72 hectares of natural wetlands. It will have a major activity centre that will boast a combination of residential, commercial and retail opportunities, including a future grocery store. The site is also projected to be the next stop on the northeast leg of the LRT.

The demand for new single-family homes in southeast Calgary also made for a busy month in the communities of Auburn Bay and Legacy. Auburn Bay by Brookfield Residential had 17 building permit applications, while WestCreek Development's Legacy ended the month with 16.



The community of Mahogany led the city in applications for single-family home permits, with 39. HOPEWELL RESIDENTIAL



The ensuite in one of the showcase homes in the Arrival Collection in EvansRidge. HOMES BY DREAM

Unique streetscape offers range of architectural styles

EVANSRIDGE FROM F1

Blinds, landscaping, fencing, and the deck were all done.

Homes by Dream skipped the pre-construction sale process and went to market with the homes once they were, or nearly, complete.

"What was really special about it was we had the entire street," says Michelle Moodie, director of architecture, housing for Dream Unlimited.

"We could approach it not only on a lot-by-lot but on an entire streetscape point of view. The vision was to make each home special and unique, but it still needed to blend in with the rest of the community.

"We didn't want to stand out too much, but we wanted them to be special in EvansRidge."

The streetscape boasts architecture including English Tudor, Modern, French Country, Mountain Craftsman and Prairie School. Langdon's home features English Tudor. "Especially with our modern elevations, that's not something you see unless you're downtown," says Ryan Armstrong, Homes by Dream's vice-president of housing for Western Canada. "These are true moderns with flat roofs, true to their architectural style. Michelle went for it, and the response has been overwhelmingly positive."

The Arrival Collection is giving potential buyers a taste of what it offers through three showcase homes. Rather than traditional show homes with a built-in sales centre and standard hours of operation, these are available to be viewed by appointment.

"We want people to come in on their own terms, on their own time, and be able to come in and have a private tour of the project," says Armstrong. "It's a different approach."

Calgary's Amanda Hamilton curated the interior design of the collection with five distinct themes, three of which are displayed in its showcase homes.

The Kinfolk theme is shown in the 2,479-square-foot model at 385 Evansborough Way, while the Minimalist design is at the 2,329-square-foot home at 389 Evansborough Way, and Maison de Reve is presented at the 2,611-square-foot home on 393 Evansborough Way.

The designs of these homes also took into account the ancient Chinese philosophy of feng shui.

"Understanding how energy works within the space is critical," says Armstrong. "One of our floor plans is catered entirely with the thought of maximizing the possibility of feng shui. It's all about conserving energy and using energy the right way."

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