

Find your
perfect lot.

Mahogany

PHASE 107

as of August 29, 2024

CONTACT

Michelle Walker

MAHOGANY LANED AREA MANAGER

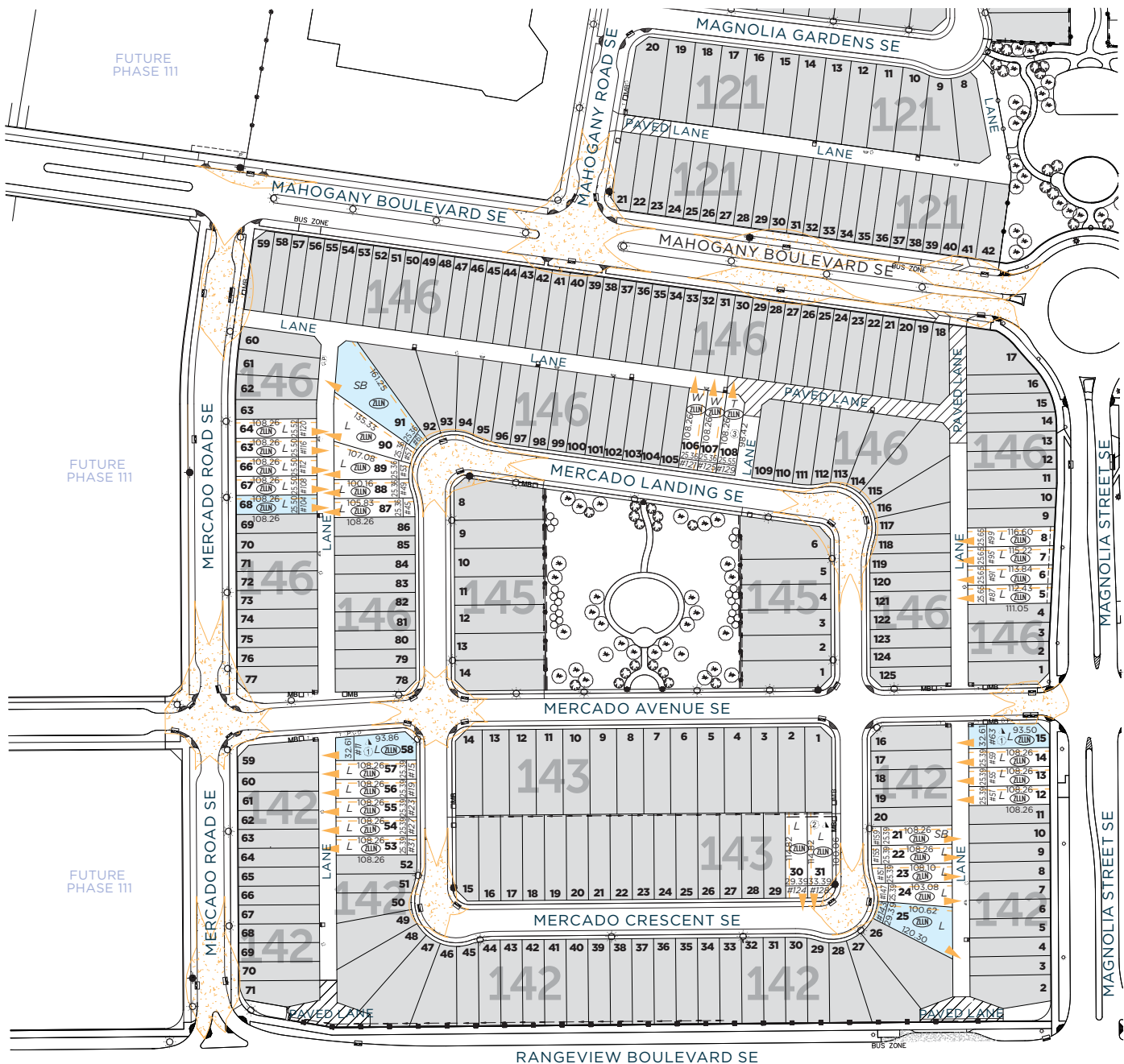
T: 403-454-2954

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**EXCEL
HOMES**

LEGEND

20	Lot Number		Zero Lot Line Laned		Electric Switch Cubicle		1.8m Wood Screen Fence
12	Block Number		Zero Lot Line Easement		Fire Hydrant		1.8m Sound Attenuation Fence
#92	Municipal Address		Driveway Location		Mailbox		Level 1 Side Elevation
	Pooled		Shaw Cable Pedestal		Wheelchair Ramp		Level 2 Side Elevation
	Unavailable		Telus Pedestal		Catch Basin		Level 1 Rear Elevation
L	Level		Telus Service Vault		Drainage Swale		Level 2 Rear Elevation
W	Walkout Basement		Street Light		Sloped Lands		
SB	Sunshine Basement		Transformer		1.2m Chain Link Fence		
T	Transition Lot		Shaw Pullbox				



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Simplifying your journey home.

MAHOGANY QUESTIONS & ANSWERS

88TH STREET & 196TH AVENUE

Mahogany is a safe, family-friendly community, thoughtfully planned to create the backdrop for living a beautiful life.

Design, walkability and lifestyle were top-of-mind during the entire planning process, as was connectivity and access. That's why we chose a well-situated location for the community, in close proximity to Stoney Trail, 52nd Street and Deerfoot Trail, and near 88th Street, which borders the east side of the community.

We have a strong relationship with the City of Calgary and it is our goal to ensure that any future development will maintain Mahogany's tranquil and peaceful ambiance, while only adding to this award-winning community's lasting investment potential and coveted lifestyle.

Here are a few answers to some of the most often asked questions about future development.



WHAT WILL 88TH STREET LOOK LIKE?

88th Street was constructed by the City with two lanes in each direction. The ultimate road right-of-way allows for a total of three lanes in each direction which the City may build if traffic volumes require the additional lanes in the distant future. It connects to Stoney Trail with one entrance onto 196th Avenue. From 196th Avenue, there will be numerous access points into Mahogany on the south boundary. **There will be no direct access to or from 88th Street from Mahogany.** This is due to the design of Stoney Trail — the merge and exit lane requirements along 88th Street do not allow for connection into Mahogany, as per Provincial and City traffic guidelines. All community perimeter fencing installed by Hopewell Residential is approved by the City and is designed to meet the noise attenuation requirements of the proposed adjacent road design.

WHAT WILL 196TH AVENUE ULTIMATELY LOOK LIKE?

196th Avenue defines Mahogany's southern boundary and will ultimately provide a connection between 52nd Street and 88th Street. There will be multiple access points into Mahogany from 196th Avenue, beginning in 2023. The construction of the south half of 196th Avenue began in 2020 by the developers of the adjacent future community to the south. The north half of 196th Avenue will be constructed as Mahogany builds out. Timing for the completion of 196th Avenue (also known as Rangeview Boulevard) will be determined by the market demand for new homes as Mahogany continues to grow, although the first connection occurred in 2023.

Have questions? Reach out any time – we'd be happy to help!
Email questions@hopewell.com or visit our show homes today.

MAHOGANY™
LAKESIDE LIVING



WEST BEACH

- Swimming & Paddleboarding
- Dock & Boat Rentals
- Barbecue Sites & Fire Pit
- Basketball Court & Beach Volleyball



MAHOGANY URBAN VILLAGE

- Sobeys & Shoppers Drug Mart
- Tim Hortons, Subway, Pizza 73, Pizza Hut, Dairy Queen
- State & Main Kitchen + Bar, Kinjo Sushi & Grill, Cobs Bread, The Canadian Brewhouse and more
- Shopping, Banking, Services & Fitness Studios



CENTRAL GREEN

- 13-Acres of Open Space
- Sports Fields & Courts
- Gardens & Picnic Areas



WESTMAN VILLAGE



LAKESIDE ESTATE SHOW HOMES



ELEMENTARY SCHOOLS NOW OPEN

- Mahogany Elementary School - visit www.cbe.ab.ca for info
- Divine Mercy Elementary School - visit www.cssd.ab.ca for info



74 ACRES OF WETLANDS

- Walk, Jog or Cycle on 22 km of Community Pathways
- Seating Areas & Viewpoints
- Quiet Places to Reflect & Recharge



RESIDENTS-ONLY BEACH CLUB

- Swimming & Water Sports
- Non-Motorized Marina, Boat Rentals & Fishing Pier
- Fire Pit, Picnic & Barbecue Sites
- Tennis, Basketball & Beach Volleyball
- Skating, Hockey Rink & Ice Fishing
- Fitness Equipment & Indoor Gymnasium
- Programs & Event Space
- Home to the Mahogany Homeowners Association



MAHOGANY RIDGE



THE STREAMS ESTATE CONDOS & BUNGALOW VILLA SHOW HOMES



FRONT-ATTACHED GARAGE SHOW HOMES



PAIRED SHOW HOMES



LANED SHOW HOMES

MAHOGANY™
LAKESIDE LIVING

A LAKE LIFESTYLE UNMATCHED ANYWHERE IN THE CALGARY REGION

With a collection of distinctive homes and amenities designed for better living, there is literally something for everyone in Calgary's Three-Time Community of the Year.



WESTMAN VILLAGE
Jayman BUILT

MAHOGANY RIDGE
Broadstreet Properties



THE STREAMS ESTATE CONDOS
Jayman BUILT



PAIRED SHOW HOMES
Hopewell Residential



LANED SHOW HOMES
Excel Homes
Hopewell Residential
Jayman BUILT



FRONT-ATTACHED GARAGE SHOW HOMES
Excel Homes
Hopewell Residential
Jayman BUILT



THE STREAMS BUNGALOW VILLAS
Jayman BUILT



LAKESIDE ESTATE SHOW HOMES
Baywest Homes
Calbridge Homes

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Mahogany

PHASE 114

as of January 30, 2024

CONTACT

Michelle Walker

MAHOGANY LANED AREA MANAGER

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**EXCEL
HOMES**

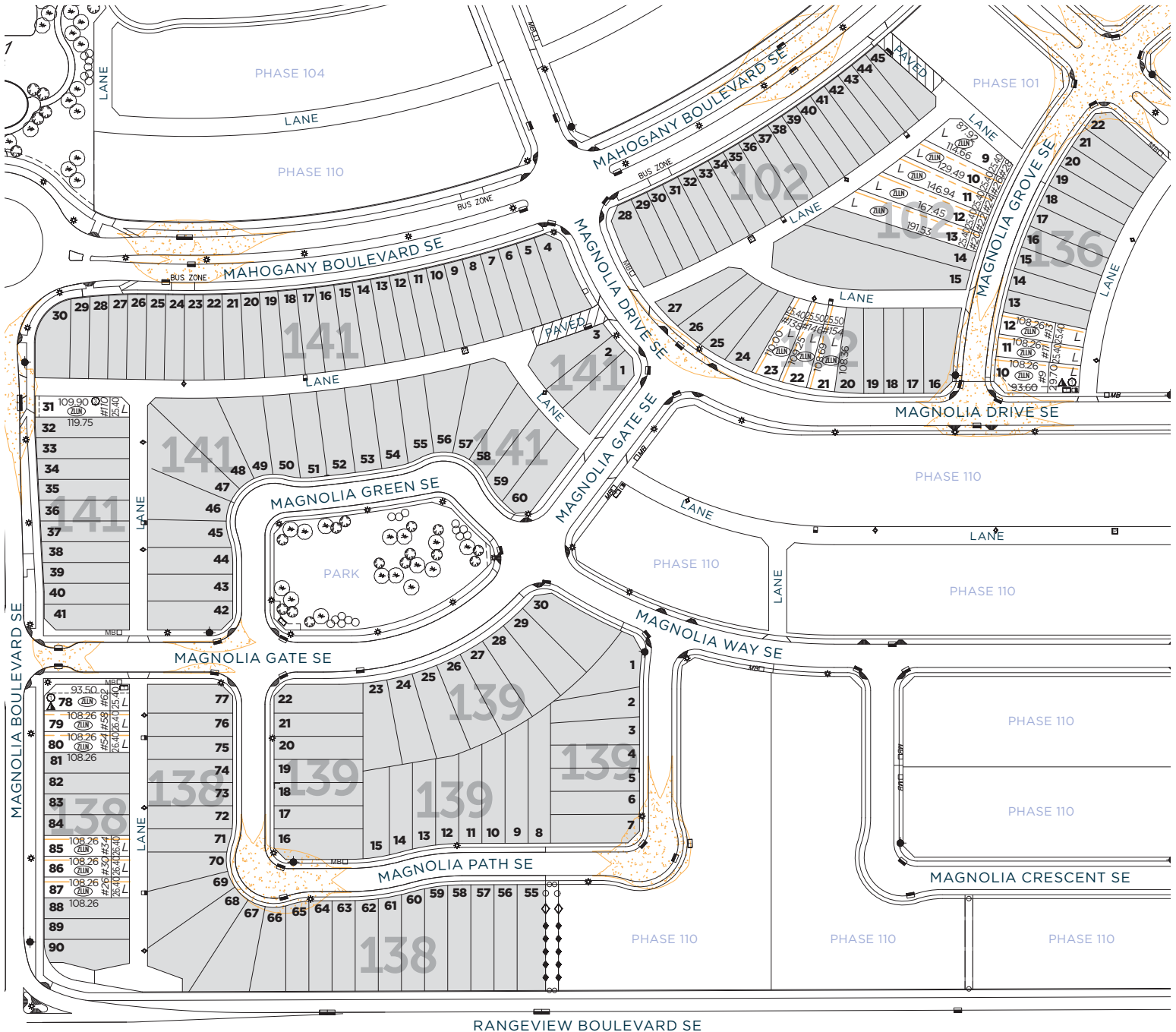
LEGEND

- 20** Lot Number
- 12** Block Number
- #92** Municipal Address
- Pooled
- Unavailable
- L** Level
- BF** Back to Front
- L Zero Lot Line Laned

- Zero Lot Line Easement
- ▲ Driveway Location
- ◆ Shaw Cable Pedestal
- Telus Pedestal
- T Telus Service Vault
- ⬤ Street Light
- T Transformer
- P Shaw Pullbox

- Electric Switch Cubicle
- Fire Hydrant
- ✉ Mailbox
- ▲ Wheelchair Ramp
- Catch Basin
- Drainage Swale
- ▨ Sloped Lands

- x-x- 1.2m Chain Link Fence
- +--+ 1.8m Wood Screen Fence
- o-o- 1.8m Wrought Iron Fence
- ① Level 1 Side Elevation
- ② Level 2 Side Elevation
- ▲ Level 2 Rear Elevation



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Mahogany

PHASE 106

as of April 7, 2022

CONTACT

Marika Tessier

MAHOGANY FRONT GARAGE AREA MANAGER

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**EXCEL
HOMES**

LEGEND

20 Lot Number
12 Block Number
#92 Municipal Address

● Unavailable

L Level

BF Back to Front

(ALF6) Zero Lot Line Front Garage

(F6) Front Garage

--- Zero Lot Line Easement

G Garage Location

◇ Shaw Cable Pedestal

● Telus Pedestal

□ Telus Service Vault

⊙ Street Light

⊞ Transformer

⊞ Shaw Pullbox

■ Electric Switch Cubicle

○ Fire Hydrant

✉ Mailbox

▲ Wheelchair Ramp

□ Catch Basin

--- Drainage Swale

▨ Sloped Lands

--- 1.2m Chain Link Fence

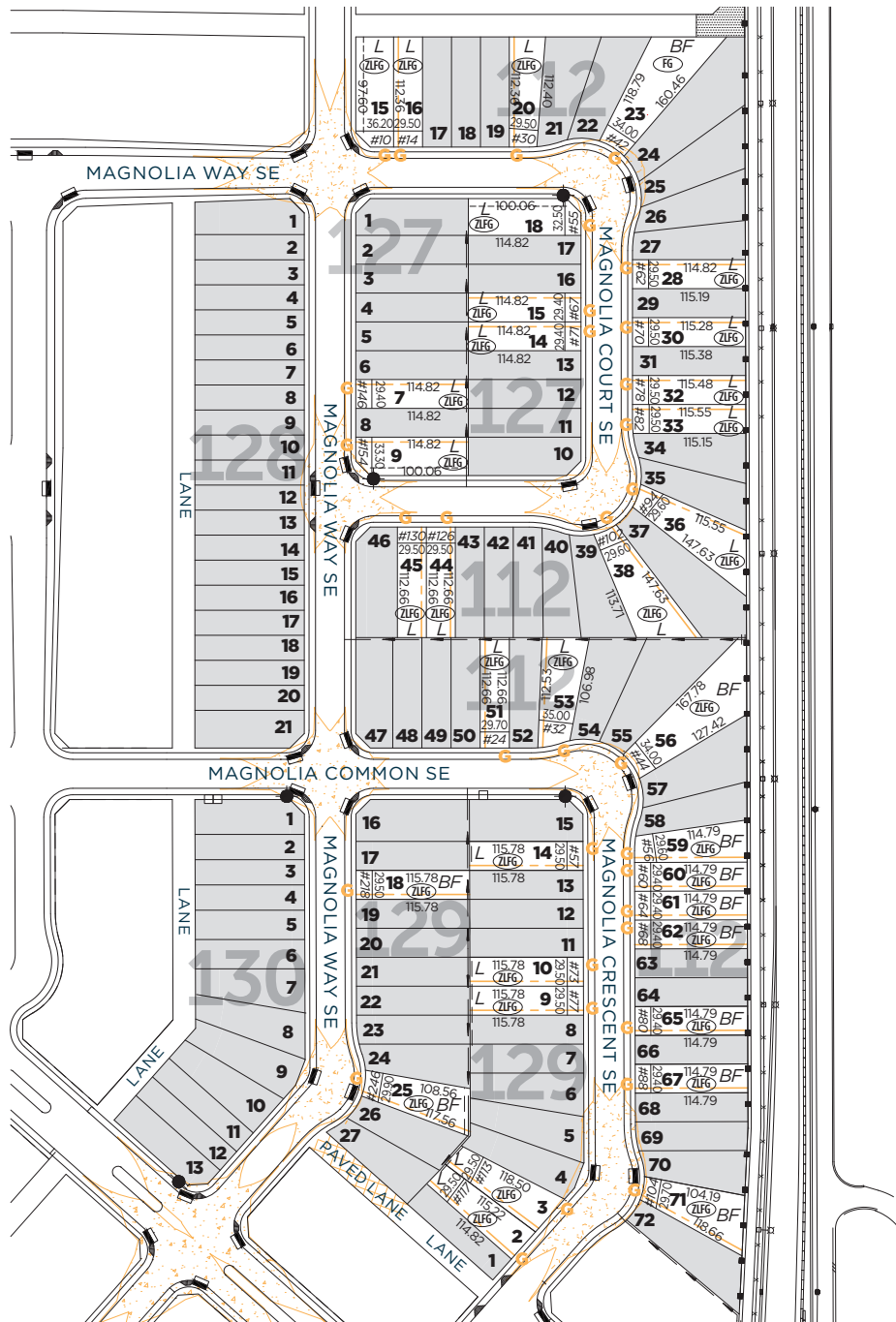
--- 1.8m Wood Screen Fence

--- 1.8m Wrought Iron Fence

② Level 2 Side Elevation

③ Level 3 Side Elevation

▲ Level 2 Rear Elevation



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