

MONOCLE

BRING YOUR FUTURE INTO FOCUS

HERE'S WHY YOUR NEXT CHAPTER SHOULD START HERE:

1

LAST CHANCE TO LIVE IN A MONUMENTAL LAKE COMMUNITY

Located in south Mahogany, Monocle offers the pinnacle of living in Calgary's final master-planned lake community. This is your last opportunity to enjoy an exceptional lakeside lifestyle with private beach access. Paired with an affordable, best-in-class Monocle home, you'll have everything you need right at your fingertips—making it a place you'll never want to leave. Recognized as "Community of the Year" seven times, Mahogany delivers the vibrant and dynamic setting you deserve for your new home.

2

ELEGANT TOWNHOMES BUILT FOR LOW MAINTENANCE

Experience the modern farmhouse charm of a Monocle home, where classic western Canadian architecture meets contemporary style. Built with premium, durable material both inside and outside, each home is designed to minimize upkeep letting you focus on what truly matters. With included landscaping and snow removal, you'll be able to enjoy the finer things at home. At Monocle, life is much more mellow.

3

SMART, STYLISH AND SPACIOUS FLOORPLANS

Every Monocle plan combines the charm of a detached home with a design that balances work, life, rest, and play. Enjoy extended kitchens, spacious dining areas, inviting great rooms, and private balconies. Upstairs features roomy bedrooms, convenient laundry, and upgraded ensuites, while lower-level garages with storage provide year-round convenience.

4

MAHOGANY IS MEMORABLE, AMENITY-RICH LIVING

Mahogany offers endless community amenities, from shopping and dining to recreation. Monocle homeowners enjoy private beach access, a 63-acre lake with beach club, an ice rink, and sports courts. The Village Market and Village Common provide dining, essentials, and a nearby YMCA. With 22km of pathways, schools, and proximity to South Health Campus, Mahogany delivers connection, convenience, and adventure.

5

EXCEL: THE BUILDER THAT YOU CAN TRUST

Monocle is crafted by Excel Homes, a trusted Alberta builder with over 35 years of experience and recognition as Canada's second-largest Built Green-certified builder. With 15,000+ homes built and 75+ awards, we focus on creating communities where families thrive. From curated design options to free legal fees, we make the home buying journey seamless—delivering joy and value with a home you'll be proud to own.



MONOCLE

BRING YOUR FUTURE INTO FOCUS

FEATURES



ENDURING HOME APPEAL

- Experience timeless curb appeal with a modern farmhouse design, featuring clean lines, refined gable roofs, and elegant accents
- Every building is crafted with premium materials such as fiber cement siding, brick veneer, and aluminum clad windows for extra home durability
- Spacious three storey designs provide plenty of space for your family to enjoy, work and play
- An attached garage to avoid cold mornings and storage for all of your extras
- Enjoy quiet time with enhanced shared wall construction designed for superior noise reduction between the units
- Savour the outdoors with a full-width balcony that is barbeque-ready, a lush landscaped yard, and a fully-maintained community
- Rest easy knowing every home is protected by the Alberta New Home Warranty Program

IMPRESSIVE INTERIORS

- Every home boasts roomy kitchens with eating bars, expansive dining areas, generous garages, and spacious bedrooms
- Select from 3 professionally-curated palette packages with your choice of cabinet colour and style to save you time and stress!
- Expansive open 9' main floor with oversized windows that let in an abundance of natural light
- Waterproof and softer luxury vinyl plank (LVP) flooring on the lower and main floors adds extra durability in busier households
- The stairways features wood railings with metal spindles, enhancing your Monocle home with a modern, open aesthetic
- Easy-access powder rooms on all main levels
- Each ensuite shower features fully tiled walls and 10mm glass for easy maintenance and lasting durability
- All plans include options to add a extra bedroom or flex room to the lower level
- Additional upgrades and packages are available for further personalization

GOURMET KITCHENS

- High-efficiency, sleek appliance package including:
 - Self-cleaning, stainless steel range oven
 - Counter-depth refrigerator
 - Stainless steel chimney-style hood fan
 - Built-in stainless steel microwave
- The kitchen, ensuite and baths all have sleek, resilient engineered stone countertops with stylish cabinetry
- The stainless steel double-basin undermount sink maximizes your countertop space

ENERGY-EFFICIENT + BUILT GREEN

- BUILT GREEN®-rated home with energy-efficient ENERGY STAR®-rated appliances to save you more
- Improved heating and cooling costs with high-performing, low-E dual pane windows throughout
- 96% high-efficiency 2-stage furnace with programmable thermostat
- Breathe easier and save energy with the HRV system installed and low VOC (volatile organic compound) interior paints
- Each home at Monocle is future-proofed with rough-ins for an electric vehicle (EV) and photovoltaic solar panel

MONOCLE
BRING YOUR FUTURE INTO FOCUS