



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**340 MAGNOLIA Crescent, Calgary T3M 3T3**

MLS®#: **A2160762**      Area: **Mahogany**      Listing Date: **08/31/24**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,348 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,333**  
 Low Sqft:  
 Ttl Sqft: **2,333**

DOM  
**18**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Close to Clubhouse,Level,Street Lighting,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator**  
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 14`11"	Kitchen	Main	15`4" x 14`1"
Dining Room	Main	8`3" x 14`11"	Bedroom	Main	11`7" x 9`3"
3pc Bathroom	Main	7`7" x 4`11"	Bonus Room	Upper	15`8" x 18`0"
Bedroom - Primary	Upper	11`6" x 15`11"	Bedroom	Upper	11`4" x 11`5"
Bedroom	Upper	11`4" x 11`5"	5pc Bathroom	Upper	7`7" x 7`11"
5pc Ensuite bath	Upper	11`3" x 12`11"	Laundry	Upper	7`1" x 5`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2311733**

Remarks

Pub Rmks:

**Welcome to The Luna by Hopewell Residential, where every detail has been thoughtfully crafted to elevate your lifestyle. This stunning home perfectly blends contemporary design with family-friendly functionality, offering a space that adapts to your needs and reflects your unique style. The heart of the home is the central kitchen, a gathering place designed for entertaining. Featuring rich, ceiling-height wood cabinetry, sparkling white quartz countertops, and a classic subway tile backsplash, this space is as stylish as it is functional. The upgraded appliance package includes a sleek countertop stove, built-in oven, and microwave, making culinary endeavors a pleasure. Sunlight floods the back of the home through expansive south-facing windows, creating a warm and inviting atmosphere. The central gas fireplace adds a cozy touch, perfect for chilly winter evenings, while a spacious dining area offers the ideal setting for family meals and provides seamless access to the backyard for outdoor entertaining. One of the standout features of this home is the versatile main floor bedroom and adjacent 3-piece bathroom. It's perfect for multigenerational living, a live-in nanny, or can easily be converted into a private home office, ideal for remote work. Upstairs, a generous entertainment room invites movie nights and game days. The primary suite is a true retreat with a large walk-in closet and a luxurious 5-piece ensuite. Two additional well-sized bedrooms share a second 5-piece bathroom, ensuring morning routines are a breeze. Adding even more value, the separate entrance and 9-foot foundation height offer an incredible opportunity for a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). Whether you envision extra living space, a rental unit, or a private area for extended family, the possibilities are endless. Don't miss the chance to own this exceptional property that masterfully combines style, comfort, and practicality. Schedule your viewing today and experience the elegance and versatility of The Luna for yourself.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













