



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**330 MAGNOLIA Way, Calgary T3M 3S6**

MLS®#: **A2171128**

Area: **Mahogany**

Listing Date: **10/07/24**

List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,379 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,161**

Low Sqft:

Ttl Sqft: **2,161**

DOM

**45**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Level,Street Lighting,Rectangular Lot,Zero Lot Line  
Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 11`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 11`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 10`4"</b>	<b>Flex Space</b>	<b>Main</b>	<b>9`3" x 9`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`7" x 7`8"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`8" x 5`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`8"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`0" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`8" x 11`4"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`0" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 11`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 11`3"</b>

5pc Bathroom	Upper	8`0" x 7`8"	Laundry Legal/Tax/Financial	Upper	5`7" x 7`1"
Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>			
Legal Desc:	<b>2311345</b>		Remarks		
Pub Rmks:	<b>Welcome to The Luna by Hopewell Residential, a home designed to elevate your lifestyle with its blend of contemporary design and family-friendly functionality. This space adapts to your needs, offering a versatile layout that reflects your unique style. At the heart of the home is the central kitchen, a perfect gathering place for entertaining. The space is both stylish and functional, featuring modern finishes and a stainless steel appliance package that makes culinary endeavours a pleasure. Sunlight floods the back of the home through expansive south-facing windows, creating a warm and inviting atmosphere. The dining area is perfect for family meals or holiday gatherings and seamlessly connects to the backyard, making outdoor entertaining easy. One of the standout features of this home is the versatile main floor flex space, complete with an adjacent 2-piece bathroom. This room is perfect for a home office, playroom, or reading room, offering the flexibility to meet your lifestyle needs. Upstairs, a generous entertainment room invites movie nights and game days. The primary suite is a true retreat, featuring a large walk-in closet and a luxurious ensuite. Two additional well-sized bedrooms share a second bathroom, ensuring that morning routines are a breeze. Adding even more value, the separate entrance and high 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), providing endless possibilities for extra living space, a rental unit, or a private area for extended family. Don't miss the chance to own this exceptional property that combines style, comfort, and practicality. Schedule your viewing today and experience the elegance and versatility of The Luna for yourself.**Photos are from the show home/previous builds to demonstrate quality of construction &amp; finishes and may not be an exact representation of this home**</b>				
Inclusions:	<b>N/A</b>				
Property Listed By:	<b>Real Broker</b>				

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



