



**330 Magnolia Way SE
Calgary, Alberta**

MLS # A2171128



\$784,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Street Lighting, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

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 & finishes and may not be an exact representation of this home**