

340 Magnolia Crescent SE  
Calgary, Alberta

MLS # A2231093



\$839,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Level, Pie Shaped Lot, Street Lighting		

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

Modern Elegance Meets Family Functionality &ndash; Welcome to The Luna by Hopewell Residential Step into The Luna, a beautifully designed home that seamlessly blends modern style with thoughtful, family-friendly features. At the heart of the home is a chef-inspired kitchen, complete with ceiling-height wood cabinetry, white quartz countertops, classic subway tile backsplash, and an upgraded appliance package including a built-in oven, microwave, and sleek countertop stove &mdash; perfect for everyday meals or elegant entertaining. Abundant natural light pours in through south-facing windows, creating a bright and inviting main living space anchored by a cozy central gas fireplace. The open dining area offers direct access to the backyard, making indoor-outdoor gatherings effortless. A rare main floor bedroom with a full 3-piece bath offers flexibility &mdash; ideal for guests, multigenerational living, a nanny suite, or a private home office. Upstairs, enjoy a spacious entertainment room, a luxurious primary suite with a walk-in closet and 5-piece ensuite, and two additional bedrooms sharing a second 5-piece bathroom. A separate side entrance and 9-foot basement ceilings open the door to future development potential &mdash; think secondary suite, rental income, or extended family living (subject to municipal approval and permits). This is more than a home &mdash; it&rsquo;s a lifestyle opportunity. Discover the versatility and elegance of The Luna. Book your private tour today!