

**320 Magnolia Crescent SE  
Calgary, Alberta**

**MLS # A2201347**



**\$797,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 beautifully designed home in the award-winning lake community of Mahogany. This stunning property offers an exceptional blend of modern elegance and thoughtful functionality, perfect for today's homeowners. With a south-facing backyard, natural light floods the living spaces, creating a warm and inviting atmosphere throughout. The 2' garage width extension provides added convenience for extra storage or larger vehicles, while the main floor bedroom and full bathroom make this home ideal for multi-generational living, guests, or a private office space. At the heart of the home, the upgraded kitchen is a chef's dream, boasting a chic two-tone cabinetry design, quartz countertops, and an enhanced layout featuring a chimney hood fan, built-in microwave, and an extra set of drawers for additional storage. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a perfect space for entertaining. Sunlight pours into the Lifestyle Room through additional side windows, while pot lights provide a bright and inviting ambiance. The spindle railing on the main and upper level enhances the home's airy and open feel, while an exterior gas line ensures future BBQs are effortless. Upstairs, the spacious entertainment room is perfect for movie nights, game days, or a play area. The primary suite is a true retreat, offering a large walk-in closet and a spa-inspired ensuite, perfect for unwinding at the end of the day. Two additional well-sized bedrooms provide ample space for family members or a home office, while the secondary bathroom ensures convenience and privacy for everyone. Adding even more value, the \*\*separate entrance and 9' foundation height offer endless possibilities for a future basement suite (A secondary suite would be subject to approval and permitting by the

city/municipality). Whether you're looking to create an additional living space, rental income potential, or a private retreat for extended family, the basement is ready to accommodate your vision. Nestled in the heart of Mahogany, this home grants you exclusive access to Calgary's largest freshwater lake, scenic walking paths, parks, and an array of nearby shopping and dining options. Experience the perfect balance of nature and urban convenience in one of the city's most sought-after communities. Don't miss your chance to call The Luna home—schedule your private viewing today! \*\*Please note, photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\*