# 340 Magnolia Crescent SE

Calgary | Active | MLS® A2358681

**$809,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **2024** | **2,316.9 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by First Place Realty

# A closer look

A MAIN-FLOOR BEDROOM, THREE FULL BATHROOMS AND A SEPARATE BASEMENT ENTRANCE-discover a thoughtfully designed home with room to grow in Mahogany! Built in 2024, this Hopewell Luna offers four bedrooms, a double attached garage and a south-facing backyard on a pie-shaped lot. The open-concept main floor centres around a beautifully appointed kitchen featuring rich ceiling-height cabinetry, white quartz countertops, a subway tile backsplash, a large island, an electric cooktop, and a built-in oven and microwave. Expansive south-facing windows fill the living and dining areas with natural light, while a gas fireplace creates a welcoming gathering space. The main-floor bedroom and adjacent full bathroom offer flexibility for guests, extended family or a private home office. Upstairs, the spacious bonus room provides a comfortable setting for movie nights or a children's play area. The primary retreat features a generous walk-in closet and a five-piece ensuite with dual vanities. Two additional bedrooms, another five-piece bathroom and convenient upper-floor laundry complete this level. The unfinished basement offers future development potential with a separate exterior entrance and a 9-foot foundation. Any future secondary suite would be subject to City approval and permitting. Enjoy life in Mahogany, with its lake amenities, parks, pathways, playgrounds, shopping and dining. A versatile layout, attractive finishes and space for your next chapter-book your showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358681 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 2024 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |

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|---|---|
| **Total Living Area:** | 2,316.9 sq. ft. |
| **Main Level Finished Area:** | 966.9 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,348 sq. ft. |
| **Lot Frontage:** | 26'4¼" |
| **Front Exposure:** | North |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2024 (Age: 2) |
| **Bedrooms:** | 4 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2311733 |
| **Heating:** | Central, Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Cement Fiber Board, Stone, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Laminate |

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|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Upper Level |
| **HOA Fee:** | $586.00 |
| **City Quadrant:** | Southeast |
| **Community:** | Mahogany |
| **Amenities:** | None |
| **Appliances:** | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings |
| **Inclusions:** | none |
| **Restrictions:** | None Known |
| **Main Floor** | Entrance · 11'1" × 6'6" · |
| **Main Floor** | Bedroom · 11'7" × 9'3" · |
| **Main Floor** | Pantry · 5'5" × 2'5" · |
| **Main Floor** | Kitchen · 13'6" × 11'5" · |
| **Main Floor** | Walk-In Closet · 3'3" × 3'3" · |
| **Main Floor** | Dining Room · 15'7" × 10'10" · |
| **Main Floor** | Living Room · 14'7" × 12'3" · |
| **Upper Level** | Walk-In Closet · 6'5" × 5'6" · |
| **Upper Level** | Bonus Room · 17'10" × 15'1" · |

| | |
|---|---|
| **Upper Level** | Laundry · 7'1" × 5'7" · |
| **Upper Level** | Walk-In Closet · 7'7" × 3'1" · |
| **Upper Level** | Walk-In Closet · 7'7" × 2'11" · |
| **Upper Level** | Walk-In Closet · 6'5" × 5'6" · |
| **Upper Level** | Bedroom - Primary · 15'10" × 15'5" · |
| **Upper Level** | Bedroom · 11'4" × 11'4" · |
| **Upper Level** | Bedroom · 11'4" × 11'3" · |
| **Basement** | Entrance · 5' × 4' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Back Yard, Close to Clubhouse, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-G |
| **Listed Date:** | Nov 15, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/340-magnolia-crescent-se-calgary-a2358681/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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