



## 340 Magnolia Crescent Calgary Alberta

\$849,900

Welcome to The Luna by Hopewell Residential, where every detail has been thoughtfully crafted to elevate your lifestyle. This stunning home perfectly blends contemporary design with family-friendly functionality, offering a space that adapts to your needs and reflects your unique style. The heart of the home is the central kitchen, a gathering place designed for entertaining. Featuring rich, ceiling-height wood cabinetry, sparkling white quartz countertops, and a classic subway tile backsplash, this space is as stylish as it is functional. The upgraded appliance package includes a sleek countertop stove, built-in oven, and microwave, making culinary endeavors a pleasure. Sunlight floods the back of the home through expansive south-facing windows, creating a warm and inviting atmosphere. The central gas fireplace adds a cozy touch, perfect for chilly winter evenings, while a spacious dining area offers the ideal setting for family meals and provides seamless access to the backyard for outdoor entertaining. One of the standout features of this home is the versatile main floor bedroom and adjacent 3-piece bathroom. It's perfect for multigenerational living, a live-in nanny, or can easily be converted into a private home office, ideal for remote work. Upstairs, a generous entertainment room invites movie nights and game days. The primary suite is a true retreat with a large walk-in closet and a luxurious 5-piece ensuite. Two additional well-sized bedrooms share a second 5-piece bathroom, ensuring morning routines are a breeze. Adding even more value, the separate entrance and 9-foot 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). Whether you envision extra living space, a rental unit, or a private area for extended family, the possibilities are endless. ...

Living room 14.83 Ft x 14.92 Ft

Kitchen 15.33 Ft x 14.08 Ft

Dining room 8.25 Ft x 14.92 Ft

Bedroom 11.58 Ft x 9.25 Ft

3pc Bathroom 7.58 Ft x 4.92 Ft

Bonus Room 15.67 Ft x 18.00 Ft

Primary Bedroom 11.50 Ft x 15.92 Ft

Bedroom 11.33 Ft x 11.42 Ft

Bedroom 11.33 Ft x 11.42 Ft

5pc Bathroom 7.58 Ft x 7.92 Ft

5pc Bathroom 11.25 Ft x 12.92 Ft

Laundry room 7.08 Ft x 5.58 Ft

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