

# \$1,899,900 - 978 Malbec Loop, Canyon Lake

MLS® #1034201

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**\$1,899,900**

4 Bedroom, 5.00 Bathroom, 3,684 sqft  
Residential on 1.50 Acres

Cordova, Canyon Lake, TX

Making an immediate impression with its modern hill country design, fully fenced remote entry, and lush landscaping, this property is truly special. Welcome to custom luxury in the coveted Alto Lago private section of the Cordova community on Canyon Lake.

Everything you could dream of exists on this modern oasis property featuring a 3684 sqft single story custom home situated on an exquisite 1.5 acre property. Elegant landscaping leads you towards the 4 bed 4.5 bath home with a car enthusiast's dream garage. Open-concept living, with stunning picture windows throughout provides amazing natural light highlighting high-end custom finishes. Designer tiles frame the electric LED fireplace centered in the great room opposite the gourmet kitchen with spacious waterfall island and stunning soft close cabinetry. Allow the entertainment space to expand from the living room onto the covered patio overlooking the stylish backyard of your dreams. Take a dip in the resort-styled pool and spa while you enjoy lunch prepared in your full outdoor kitchen. Experience the starry skies while warming up next to your custom-built fire pit surrounded by custom exterior party lighting. Enjoy heightened productivity in the natural light-filled office with designer backsplash and sophisticated built-ins. An immaculate layout allows for gentle flow and privacy for everyone. All bedrooms boast ensuite baths, spacious closets, and custom window shades. The stunning primary suite provides privacy and



elegance with soaring ceilings, natural light, custom blackout shades and direct access to your outdoor living space. Step into your serene spa-inspired bathroom with marble tiled shower room with an enclosed soaking tub, gorgeous vanities and custom closet space. Fully approved plans by the HOA for a 1,000+ sqft casita for this home, just ready for the new owner. This property is truly one of a kind and designed to enhance the hill country surroundings while enclosing you in personal luxury.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	1034201
List Price	\$1,899,900
Sale Price	\$1,800,000
Sale Date	June 8th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,684
Acres	1.50
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	978 Malbec Loop
Subdivision	Cordova
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

## Amenities

Utilities	Cable Available, Electricity Available, Propane, Underground Utilities, Water Connected, High Speed Internet Available
Features	Community Mailbox, Park, Trails/Paths, Fishing, Gated, Lake
Parking	Additional Parking, Attached, Concrete, Driveway, Garage, Door-Multi, Garage Faces Side, Lighted, Oversized, Storage
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None
Has Pool	Yes

## Interior

Interior	Laminate, Tile
Appliances	Built-In Electric Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Ice Maker, Microwave, Oven, Tankless Water Heater, Wine Cooler
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Gas Grill, Lighting, No Exterior Steps, Private Yard, Rain Gutters, Outdoor Grill
Lot Description	Back Yard, Cleared, Front Yard, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Native Plants
Windows	Window Coverings, Window Treatments
Roof	Metal
Construction	Masonry, Stone, Stucco, Concrete
Foundation	Slab

## School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley