

\$1,275,000 - 985 Malbec Loop, Canyon Lake

MLS® #1869908

\$1,275,000

3 Bedroom, 3.00 Bathroom, 3,490 sqft
Residential on 1.50 Acres

Alto Lago 1, Canyon Lake, TX

Welcome to your brand-new, luxury dream home in the gated community of Cordova Bend on Canyon Lake. Masterfully crafted by award-winning TurnKey Builders and thoughtfully designed by Interior designer Melissa Hoppes. WINNER of 2025's Parade of Homes Best Interior Design and Best Floor Plan. Featuring 3 spacious Bedrooms, 3 Bathrooms, and an oversized 3-Car Garage, this Texas Hill Country gem offers plenty of space for all your needs. Upon entering this magnificent home, the open-concept design and soaring cathedral ceilings fill the home with natural light and grandeur, creating an expansive and inviting abode. You will fall in love with the impressive kitchen, featuring a 6-burner gas stove, oversized island, high end quartz countertops, top-tier JennAir appliances including a unique refrigerator with an "obsidian" interior and a microwave/air fryer/convection combo! Plus, a convenient walk-through pantry! A grand flex room with a built-in wet bar offers versatility as a game room, media center, or second living space. The primary bedroom includes outside access to the expansive back porch, while the spa-inspired ensuite boasts a soaking tub, walk-in shower, dual vanities, and large linen closet. Enjoy year-round outdoor living with a covered back porch complete with a built-in kitchen, a corner fireplace, and a private outdoor shower. Ready for more? An optional pool addition can transform the backyard into a resort-style escape. Designed with the future



in mind- pre-wired for solar panels, security, and a generator, plus an existing EV charger in the garage. Nestled on a generous 1.5-acre lot, partially wooded for added privacy and a picturesque Hill Country View of the "Twin Sisters". Enjoy access to the community lake park for fun out on the water and peaceful lakeside strolls or have a get together under the large pavilion. This exquisite home is a rare blend of luxury and comfort. Schedule a tour today to experience high-end Hill Country living at its finest.

Built in 2025

Essential Information

MLS® #	1869908
Price	\$1,275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,490
Acres	1.50
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	985 Malbec Loop
Area	2603
Subdivision	Alto Lago 1
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Controlled Access, Waterfront Access, Park/Playground, Jogging Trails
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Pool	None
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Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Dishwasher, Water Softener (owned), Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Has Gutters, Mature Trees, Outdoor Kitchen
Lot Description	County Vlew, 1 - 2 Acres, Wooded, Gently Rolling, Other Water Access - See Remarks
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	May 24th, 2025
Days on Market	164
HOA Fees	1263.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Risa Saldana
Listing Office	Sullivan Hill Country Properti

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