

\$449,000 - 178 Mary Ann, Canyon Lake

MLS® #1898185S

\$449,000

3 Bedroom, 3.00 Bathroom, 2,344 sqft

Residential on 0.17 Acres

CANYON LAKE VILLAGE WEST, Canyon Lake, TX

Aspire into this two-story residence nestled just around the corner from the coveted Canyon Lake, offering 3 bedrooms and 2.5 bathrooms with 2,344 square feet of thoughtfully designed living space. Step inside on the lower level and be welcomed by a generous game room, seamlessly connected to the front covered porch-a perfect retreat for quiet mornings or casual gatherings. Adjacent to the game room, a convenient half bath and utility room lead you out to the backyard's covered patio and sprawling yard, shaded by mature trees and ready for both relaxation and play. Ascend to the second floor where natural light floods an inviting living and dining room combo centered by a warm fireplace. The kitchen stands as the heart of the home, bathed in sunlight through large windows, featuring two eat-in areas including a breakfast bar. High ceilings, open concept, ceramic tile and luxury vinyl plank flooring flow throughout, enhancing the clean, modern feel. Outside, the home's durable exterior is topped with a heavy composition shingle roof, complemented with a private fenced yard for added peace and tranquility. This vibrant community offers exclusive lake access with boat ramps, a pool, clubhouse, playground, and scenic lake and river parks. Located within the respected Comal County School District, Mountain Valley Middle and Elementary schools, and Canyon Lake High School are nearby. Beyond your doorstep, adventure awaits-explore Canyon



Lake, Horseshoe Loop, Comal Park, Guadalupe River State Park, and historic Gruene. New Braunfels, Natural Bridge Caverns, wildlife ranches, and other local treasures are just a short drive away. This is more than a home; it's a gateway to an active lifestyle within a welcoming neighborhood surrounded by natural beauty and endless opportunities.

Built in 1977

Essential Information

MLS® #	1898185S
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,344
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	None

Community Information

Address	178 Mary Ann
Area	2603
Subdivision	CANYON LAKE VILLAGE WEST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Clubhouse, Park/Playground, Lake/River Park,
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	Boat Ramp
Parking	None/Not Applicable

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Game Room, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Lower Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Stove/Range, Refrigerator, Disposal, Dishwasher
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2
Stories	2

Exterior

Exterior	Wood
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Mature Trees
Lot Description	Mature Trees (ext feat)
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 4th, 2025
Days on Market	50
HOA Fees	24
HOA Fees Freq.	Annually