

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

MLS® #3249231

\$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® #	3249231
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 Residence
Status	Active

Water Feature/View

View	Hills
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Community Information

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

Amenities

Utilities	Fiber Optic Available, Propane, Sewer Not Available, Underground Utilities
Features	Barbecue, Community Mailbox, Fishing, Internet Access, Park
Parking	Additional Parking, Attached, Garage, Garage Faces Side
# of Garages	3

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Oven, Refrigerator, Water Softener Owned
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	2
Fireplaces	Living Room, Outside, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Sloped Down, Gentle Sloping, Many Trees
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	May 24th, 2025
Days on Website	164
Days on Market	164
HOA Fees	1263
HOA Fees Freq.	Annually

Property Listed by: Sullivan Hill Country PropertiThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 11:16pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be

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