



**GRASSROOTS**  
REALTY GROUP

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**16 Legacy Bay SE**  
**Calgary, Alberta**

**MLS # A2219181**



**\$885,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Irregular Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this exquisite home located in the heart of the family-friendly community of Legacy. This property boasts a welcoming interior that features beautiful luxury vinyl plank flooring throughout, creating an open-concept living space that is both stylish and functional. Kitchen highlights include, Elegant light cabinetry, expansive quartz island, striking bold backsplash, ample storage space with a butler's pantry and a high-end stainless steel appliance package including touch screen combo oven. Many other upgrades include, oversized garage with an 8ft door, dual-zone AC unit, underground sprinkler irrigation system, luxurious hydro massage jetted tub with LED lighting, spacious oversized shower with 10mm thick glass, large professionally built deck (valued at \$21K). Behind the drywall is sound dampening insulation also installed behind TVs. Windows are Triple-pane for enhanced energy efficiency. Floor-to-ceiling rock fireplace with a recessed area for Tv, enclosed dog run on the side of the house for dog lovers. Also, vaulted ceilings in the master bedroom and tray ceilings in the bonus room, 9ft ceilings on both the main and lower levels, extra high windows for abundant natural light, and the list goes on!! The kitchen flows seamlessly into a spacious dining area, enhanced by sliding doors that lead to the yard, allowing for an abundance of natural light. The living room is bright and inviting, featuring large windows and a gas fireplace with a stunning tile. Upstairs, the generous master bedroom is flooded with warm light and includes a luxurious 5-piece en-suite bathroom. The en-suite features a large soaker tub, dual sinks, quartz countertops, and elegant wall tile. The second floor also hosts two additional bedrooms, a laundry room, an inviting bonus room, and another 5-piece bath. Enjoy the large, NE-facing backyard complete with a gas hook-up, perfect for

outdoor gatherings and entertainment. Additionally, this home includes a must see finished basement providing convenience and comfort. THIS IS A MUST SEE! Call your favourite realtor for a showing today!!