



**GRASSROOTS**  
REALTY GROUP

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**94 Legacy Woods Place SE**  
**Calgary, Alberta**

**MLS # A2245520**



**\$699,900**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                      |               |                  |
| <b>Style:</b>    | 2 Storey                                                               |               |                  |
| <b>Size:</b>     | 1,833 sq.ft.                                                           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks |               |                  |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas           |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | Finished, Full                    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          |
| <b>Foundation:</b> | Poured Concrete                   |
| <b>Features:</b>   | See Remarks                       |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** N/A

YOU WILL NOT FIND THIS KIND OF VALUE IN LEGACY! Central Air, one of the quietest streets in the community, fully finished basement with 4th bedroom and a fully landscaped West facing backyard. Step into a home that all other comparable listings should strive to be like! This stunning home in Legacy offers over 2,500+ SQ. FT. of developed space on a quiet & flat rectangular lot, less than 4 minutes away from one of the best playgrounds in the community. With HIGH-END FINISHES, CENTRAL AIR CONDITIONING and extensive UPGRADES, this LIKE-NEW home is MOVE-IN READY. This Calbridge Built home has been meticulously taken care of through the years and the condition rivals any newer home in the community. The welcoming foyer features a large entryway amazing FEATURE WALLPAPER DESIGNS throughout the home and ample storage spaces lead into the BRIGHT, OPEN-CONCEPT main floor with the best GOURMET KITCHEN LAYOUT features sleek STAINLESS STEEL APPLIANCES, a GAS COOKTOP RANGE, FRENCH DOOR REFRIGERATOR, a large PANTRY with shelving and a LARGE CENTER ISLAND. The adjacent GREAT ROOM with GAS FIREPLACE overlooks the FULL DECK & LANDSCAPED YARD with ample room for large outdoor furniture and BBQ space along with a FULLY-FENCED BACKYARD. A dedicated DINING AREA and a stylish 2-PIECE POWDER ROOM with FEATURE WALLPAPER complete the main level. Upstairs, well over 1,000 SQ. FT. offers a LARGE BONUS ROOM that is perfect as a MEDIA ROOM or OFFICE. The spacious PRIMARY SUITE is a true retreat with FEATURE WALLPAPER, LARGE WINDOWS, and a LUXURIOUS 5-PIECE ENSUITE, including DUAL VANITIES, WALK-IN CLOSET, a SOAKER TUB, GLASS STAND-UP SHOWER, and a PRIVATE WATER

CLOSET. An UPPER LAUNDRY ROOM means no stairs with heavy laundry baskets!. Two additional BRIGHT BEDROOMS (far away from the Primary Bedroom for privacy) and a 4-PIECE MAIN BATH complete the upper floor. The FULLY FINISHED BASEMENT worth thousands of dollars by today's standards, includes a LARGE REC ROOM with a spacious fourth bedroom (currently used as a gym) with good size closet and a full 4-piece bath with walk-in shower add extra convenience. Additional highlights include a FULLY DRYWALLED & PAINTED FRONT-ATTACHED GARAGE featuring an EV CAR CHARGER Rough-in for future use. Located in South Calgary's FASTEST-GROWING COMMUNITY, Legacy offers SCHOOLS, SHOPPING, DINING, and a 300-ACRE ENVIRONMENTAL RESERVE. Legacy Corner, Legacy Village, Township, and Legacy Grove provide endless amenities, ensuring a lifetime of memories in this vibrant neighbourhood. With impeccable DESIGN, PREMIUM FINISHES, and a THOUGHTFUL LAYOUT with zero wastes space this can be a forever home for every family with huge resale value on a street with no ongoing construction! Call your favourite agent now for incentive details!