



GRASSROOTS
REALTY GROUP

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**80 Legacy Woods Crescent SE
Calgary, Alberta**

MLS # A2269606



\$1,078,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,743 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Electric, Heat Pump, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Introducing ECO-PATH by Morrison Homes, your trusted custom home builder is at the forefront of eco-friendly NET ZERO home construction. This ESTATE home is built with high performance insulation, energy efficient windows and advanced HVAC systems to minimize energy consumption. Solar panels and Energy Star appliances further reduce the carbon footprint, while low flow fixtures conserve water. Morrison Homes also prioritizes the use of sustainable, non-toxic building materials, such as recycled wood and low VOC paints, ensuring a healthier indoor environment. Incorporating Smart Home Technology, this home optimizes energy use, providing both comfort and environmental stewardship. * Efficient Electric Heat Pump for Heating & Cooling * 36 Solar Panels to Generate Electricity * R60 Attic Insulation to Reduce Energy Loss * Air Barrier to Improve Homes Energy Retention * Triple Pane Argon Filled Windows with Sunstop Coating * 80 Gallon Heat Pump Hot Water Tank * Heat Recovery Ventilator to Minimize Heat Loss * XPS Rigid Insulation Beneath Basement Foundation * Enjoy the award winning Ellsworth model featuring 2763 square feet of perfectly planned living space. Enter the home to a sun filled, main floor den which is open to a gorgeous living space with floor to ceiling windows and a soaring 18' open to above. More natural light to be enjoyed with 3 panel sliding door to the South backyard and deck. The kitchen is a warm and inviting space with crafted cabinets, waterfall stone counter on the island and rich Champagne Bronze hardware. Flow through the servery/beverage centre to the spacious pantry. The large mudroom with closet is a space where everyone can easily walk in from the massive Triple attached garage. If you require an EV charger, there is a rough in for easy install and room in the panel. Upstairs features

beautiful open loft to soak up all the natural sunlight, a large laundry room with storage cabinets and 2 folding counters, 2 great sized bedrooms...one with a vaulted ceiling and one with a walk in closet. The primary bedroom is perfectly sized and comes fitted with a custom tiled shower, stand alone tub, 2 separate vanities and a sizeable walk in closet. The basement is a blank slate with an excellent footprint for future development. Although this home runs on electricity, there is still a gas line run underground and capped off for future use if needed! Live in and create your Legacy! Built on a premium lot (48' wide!), walk to the Pine Creek Ridge, minutes away from shopping, schools, parks and playgrounds - this community has it all.