



44 LEGACY Crescent SE
Calgary, Alberta

MLS # A2297138



\$569,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

**** OPEN HOUSE, SATURDAY & Sunday, 2-4PM **** Welcome Home. This beautifully maintained family residence perfectly blends functionality with modern style, and comes with 4 bedrooms and 3.5 bathrooms. Step in from your charming front veranda into an airy main floor featuring 9-foot ceilings. The heart of the home is an open-concept Kitchen with Elegant espresso cabinetry accented by sleek quartz countertops, stainless steel appliances, a central island and a separate corner pantry. The upper level is designed for family comfort, featuring three generous bedrooms. The Master's Quarter's serves as a private oasis with a large walk-in closet and full ensuite bath. Down the hall, you'll find a second full bathroom and a convenient upper-floor laundry room. The professionally finished lower level comes with a recreation room perfect for movie nights or a play area. A 4th bedroom and a full bath—ideal for guests or teens. Additionally, the oversized mechanical room features a built-in woodworking bench for your weekend projects and hobbies. Car enthusiasts and hobbyists will fall in love with the oversized double detached garage that comes with a gas line. At 25 feet long with 10-foot ceilings, it easily accommodates a full-sized truck while providing ample overhead storage. The home also features Central Air Conditioning for those upcoming Spring and Summer hot evenings. The rear yard was professionally landscaped. Experience life in one of Calgary's fastest growing communities. You are just a short stroll away from: 2 picturesque ponds and walking paths, a K-9 School and multiple parks. Legacy is designed for luxury, safety, and family values. Move in and start making memories today!