



**44 Legacy Landing SE
Calgary, Alberta**

MLS # A2297636



\$775,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, No Smoking Home, Pantry, Quartz Counters		

Inclusions: TV Wall Mounts, Family Room Fireplace

Welcome to this updated Legacy Gem on a quiet street just steps to the brand-new K-9 school and the walking paths around Legacy Pond. This home will impress at every turn. With gorgeous finishings this home is a show stopper. New wide plank hardwood floors throughout the main level including in the kitchen with stunning white cabinets, Quartz counters, Built-in Pantry, Stainless steel appliances and breakfast bar. Perfect for entertaining the open concept main floor has a cozy living room with gas fireplace, handsome mantle and built in shelves. The dining room opens onto your two tiered deck, private fully fenced backyard with a large gazebo, storage shed, and turf for no maintenance living. Upstairs you enter the large family room, that separates the primary suite from 2 generous sized bedrooms, and a full bathroom. The primary bedroom has a gorgeous feature wall, walk-in closet and 5 piece ensuite including dual vanity with stand up shower and soaker tub. Conveniently the laundry room with built ins is also upstairs. The basement has been finished with accessibility in mind. The wide plank hardwood leads you down to an open rec room with wet bar, and a stunning fireplace with floor to ceiling tile. The downstairs bathroom has heated floors even in the curb less shower. There is plenty of space in the mud room built-ins for all the family's gear. The double garage has a large landing ready for a lift yet can be easily modified to maximize parking. Legacy is a premier community with a balance of lifestyle, green space, and modern convenience.