



**9 Legacy Lane SE
Calgary, Alberta**

MLS # A2299118



\$684,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Black foam mats in basement and attached toy storage furniture (located in one of the secondary bedrooms)

Welcome HOME! Welcome to 9 Legacy Lane SE, a gorgeous single-family home located in the heart of the sought-after community of Legacy in Calgary's SE. This stunning two-storey detached home sits on a massive corner lot, offering over 2,000 sq ft of living space, 3 bedrooms, 2.5 bathrooms, A/C, and a double attached garage. From the moment you step inside, you are greeted by an inviting, bright, double-height entryway that sets the tone for the rest of the home. The main floor features the -heart of the home-, an open-concept chef's dream kitchen complete with stainless steel appliances, including a gas stove, quartz countertops, a central island, ample cabinetry, and a spacious pantry. The kitchen flows seamlessly into the bright dining and living areas, highlighted by a cozy gas fireplace and large windows that fill the space with natural light, perfect for both entertaining and everyday living. You will also find a convenient laundry room and a 2-piece bathroom on this level. Step outside to your private deck and enjoy the beautiful, large, fully fenced backyard, ideal for relaxing or hosting family and friends. The backyard also features a well-designed concrete patio area, perfect for outdoor furniture, BBQs, and creating your own outdoor entertaining space. Upstairs, you will find three spacious bedrooms, including a primary retreat with a walk-in closet and a spa-inspired ensuite featuring a double vanity with quartz countertops, a built in deep soaker tub, and a separate glass enclosed shower. The two additional bedrooms are bright and generously sized, perfect for family or guests, and are complemented by a full bathroom. A dream bonus room with coffered ceilings completes the upper level, offering a versatile space filled with natural light. The unfinished basement offers excellent potential for future development and your own design ideas.

Additional features include: hardwood flooring throughout the main floor, professionally cleaned carpets, fresh paint in most areas of the home, air conditioning, RPR with compliance, water softener, irrigation system, new blinds in the living room and the list goes on!! If location matters, this home truly delivers! It is perfectly situated next to a large and beautiful green space, and just steps from bus stops, parks, playgrounds, schools and scenic walking paths. You're also minutes from Legacy Village Shopping Centre, offering restaurants, fitness facilities, and everyday amenities. This beautiful family home checks all the boxes and is located in one of Calgary's most vibrant southeast communities. It's move-in ready and waiting for its new owners. It won't last! Book your private showing today!!