



**88 Legacy Manor SE
Calgary, Alberta**

MLS # A2136647



\$949,999

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,232 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Walk-In Closet(s)

Inclusions: Outdoor tool box. Portable electric fireplace in the primary bedroom (if wanted)

OPEN HOUSE SUNDAY, JUNE 9TH 12-2PM. Welcome to this luxurious two-story 4 BEDROOMS WALK-OUT home, BACKING ONTO A TRANQUIL GREEN SPACE with STUNNING POND VIEWS showcasing breathtaking sunsets and a picturesque water fountain display. The OPEN-CONCEPT DESIGN is bathed in natural light from EXPANSIVE WINDOWS, highlighting the beautiful curb appeal. Upon stepping onto the FRONT COVERED PORCH, you enter the tall foyer with an elegant chandelier and tile flooring. The inviting living room boasts an open-concept layout with a refined fireplace adorned with beautiful tile reaching the ceiling and exquisite built-in wood shelves perfect for displaying books and artwork. The modern kitchen is a chef's dream with tall, sleek cabinets, QUARTZ COUNTERTOPS, a stylish backsplash, and stainless-steel appliances including a SMART REFRIGERATOR with a touchscreen, BUILT-IN CONVECTION OVEN, built-in microwave, dishwasher, and a sleek range hood. The LARGE WALK-THROUGH PANTRY AND MUDROOM WITH BUILT-INS for coats and shoes add convenience. A PRIVATE OFFICE with FROSTED GLASS FRENCH DOORS, ideal for executives or a cozy library, offers a quiet retreat. An elegant powder room completes the main level. Upstairs, the SPACIOUS PRIMARY BEDROOM features a 5-piece ensuite with a glass shower, soaking tub, tile flooring, DOUBLE VANITY, and a generous walk-in closet. The ADDITIONAL THREE LARGE BEDROOMS provide ample space for family or guests. A SPACIOUS BONUS/FAMILY ROOM is flooded with natural light from the SKYLIGHT and provides a cozy gathering place, and a 4-piece bathroom adds to the convenience of this level. The upper floor also features a SPACIOUS LAUNDRY ROOM for convenience and extra storage. The

WALK-OUT BASEMENT is ready for your creative touch, featuring a NEWLY INSTALLED LARGER SLIDING DOOR leading to a CONCRETE STAMPED PATIO, ideal for the next perfect gathering spot beside the fire. The double car attached garage is FULLY INSULATED, PAINTED, and features EPOXY FLOORING. Enjoy the lush green space and views as you roast marshmallows with family and friends or savor a glass of wine/tea in your own lush backyard. Children will enjoy the nearby playground and soccer field in summer, as well as the community ice rink in winter. You'll appreciate savoring the serenity of the pond, whether watching the sky or going for a stroll whenever you desire. The METICULOUSLY LANDSCAPED YARD features lush shrubs, apple trees blooming pink in spring, and an UNDERGROUND SPRINKLER SYSTEM, enhancing the upscale ambiance of this home. The deck offers stunning views and is equipped with a BBQ HOOK-UP, perfect for outdoor entertaining. The property features TRACK LIGHTING at the front and back of the house with color adjustment. Located in a PRIME LOCATION, enjoy easy access to nearby amenities and All-Saints High School, which is within biking or walking distance. Properties like this are a RARE FIND and don't stay on the market long. Don't miss the chance to make this exquisite home yours.