



**34 Legacy SE  
Calgary, Alberta**

**MLS # A2147777**



**\$859,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,329 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** ELECTRIC FIREPLACE WITH REMOTE, STORAGE RACKS IN THE GARAGE, FRONT UNDERGROUND SPRINKLER, ITALIAN PIZZA OVEN, FIREPIT, FOUNTAIN OUTSIDE, DRIP IRRIGATION IN THE BACK, LARGE UMBRELLA, GEMSTONE LIGHTING IN THE FRONT, MOST PAINTINGS AND MIRRORS IN THE HOUSE

Luxurious Former Show Home with Over 3,000 Sq Ft of Finished Space. Welcome to this exquisite former show home, offering over 3,000 square feet of luxurious living space. This residence features an executive kitchen equipped with high-end Bosch appliances, Hunter Douglas blinds, elegant wood and glass railings, a versatile bonus room, and central air. The professionally designed interior and meticulously landscaped yard, complete with air conditioning, a spacious deck, and a large umbrella, set this home apart. You will find a custom Italian pizza oven an irrigation and sprinkler system, Gemstone lighting, and numerous other upgrades. Upon entering you'll be greeted by high ceilings and beautiful hardwood flooring. The custom wood and glass railings enhance the large open floor plan. The kitchen is truly exceptional, featuring Bosch appliances, quartz countertops, a refrigerator with ice and water dispenser, wall-mounted convection oven and microwave, glass-top cook stove, and matching range hood. The large chef's island includes a wine/beverage fridge, and the breakfast bar comfortably seats four. The dining room, flooded with natural light from tall windows, accommodates large furniture pieces. The living room, with a custom-designed color scheme, includes an electric fireplace. Completing the main floor are French doors opening to an office, a 2-piece bathroom, and a mudroom with built-in solid wood features. Upstairs, a stunning bonus room with vaulted ceilings awaits, along with three bedrooms and a laundry room equipped with a folding counter and shelves. The primary bedroom is spacious enough for additional furniture and boasts a generous walk-in closet and a luxurious 5-piece ensuite, featuring a private water closet, dual vanities, a large soaker tub, and a separate shower. All upstairs bathrooms have integrated

heated floors. The basement is nearly finished, offering a vast recreation and family room area. It is pre-wired and plumbed for an additional bathroom and potential bedroom, awaiting your personal touches. The professionally landscaped exterior includes treed areas, a unique wood-burning Italian pizza oven with a reclaimed marble tabletop, a firepit area, and raised planters. The drip irrigation system waters all planters in the backyard, and there is an underground sprinkler system in the front yard. The garage is fully finished with mudding and painting and includes shelving and tire racks. The sellers will leave most of the professionally decorated paintings and mirrors, complementing the home's theme. This dream home will captivate you from the moment you enter.