



**240 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2148824



\$895,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to this stunning FORMER SHOWHOME including a FULL WALKOUT BASEMENT backing the POND AND GREENSPACE. Nestled in the sought-after community of Legacy, offering 4 bedrooms and 4 bathrooms. This property is a true gem that demands your attention! Walking in, you're welcomed by a beautifully designed open floorplan adorned with large windows that offer expansive views of the surrounding landscape. The kitchen is a chef's dream, featuring a spacious island and top-of-the-line stainless steel built-in appliances. Seamlessly connected, the living room flows into the dining area and kitchen, creating an ideal space for effortless entertaining. The main floor also has a dedicated office, providing a perfect environment for remote work or study. Step outside to discover the extraordinary outdoor spaces; a balcony off the dining area and a patio from the walk-out basement overlook the serene pond and its tranquil fountain, offering an inviting setting for outdoor gatherings and relaxation. Extreme pride of ownership found in the landscaping and gardens including a concrete walkway down the side yard. Moving to the upper level, you are greeted by a cozy family room, ideal for movie nights and family bonding. This level also accommodates 3 bedrooms, a well-appointed 5-piece bathroom, and a conveniently located laundry room. The primary bedroom is a true retreat with its own beautiful 5-piece ensuite bathroom and a spacious walk-in closet. The remaining two bedrooms are generously sized and feature large windows that flood the rooms with natural light. Venturing down to the fully finished basement, you'll find a versatile recreation room that can serve as a home gym or additional living space, catering to various lifestyle needs. A large fourth bedroom in the basement offers picturesque views of the meticulously

landscaped backyard. Located in the heart of southeast Calgary, the community of Legacy offers an abundance of amenities including schools, shopping options, and numerous scenic walking paths, ensuring there is always something to explore and enjoy. Convenient access to Stoney Trail ensures effortless commuting to the downtown core and beyond. Don't miss out on the opportunity to experience all that this exceptional home has to offer. Schedule your viewing today and envision yourself living in this breathtaking property in Legacy!