



**57 Legacy Woods Circle SE
Calgary, Alberta**

MLS # A2149381



\$995,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,625 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

PRESENTING THE EXQUISITE AND DESIGNER SMART HOME WITH ALL POSSIBLE UPGRADES Luxurious and unique ‘Charlotte 36’ Signature Home located in Legacy’s exclusive forest-filled community, The Woods. With its very own community entrance, The Woods allows you to experience natural amenities while being close to your favorite urban conveniences. Over 2,600 square feet of EXQUISITE CRAFTSMANSHIP and elegance await. Luxurious vinyl plank flooring invites you into an OPEN FLOOR PLAN featuring a GOURMET high-end kitchen with a massive 3-inch-thick waterfall-style QUARTZ island and a complete built-in, counter-depth FRENCH DOOR stainless steel KitchenAid fridge with ice maker and filtered water, a gas cooktop, and a combination self-cleaning wall oven and microwave. Another standout feature is the installed Moen Nio Touchless SMART Faucet, the only VOICE-CONTROLLED faucet available on the market. This innovative fixture allows you to effortlessly control both water volume and temperature using just your voice. The kitchen also boasts full-height upper cabinets with CROWN and lower VALANCE moulding, a designer-UPGRADED door style, and soft-close doors and drawers. Additionally, there is a custom-made space designed to accommodate a large built-in wine rack extending from floor to ceiling. Throughout the house, you will find enhanced voice-controlled lighting, including the designer dining light. DOUBLE SLIDING PATIO DOOR opens to the expansive backyard. This distinctive two-story floor plan features custom 8-FEET HIGHT INTERIOR DOORS, upgraded ceramic tiles in the main floor foyer, main floor walk-in closet, mudroom, and powder room, and a spacious main floor EXECUTIVE OFFICE adorned with a custom slate wall and a discreetly hidden

pocket door that leads to the CLOAKROOM. The stairwell with CUSTOM IRON SPINDLE RAILING opens into a stunning BONUS ROOM that separates the primary suite from the additional two bedrooms. The spacious primary suite boasts a luxurious 5-piece ensuite including two separate vanities, TUB & full-height tiled shower with a rain shower head. Through the pocket door, you will discover 2 SPACIOUS WALK-IN closets. SMART HOME SECURITY: Garage door opener controllable through a smart app, Floodlight Camera at the front and back, Smart Door Lock (Schlage), Smart Garage Door (Linear), Smart Learning Thermostat with voice control, Ring Video Motion Doorbell, Smart Lighting (Kasa Technology), and much more. ADDITIONAL FEATURES: TRIPLE CAR GARAGE, SOLAR PANELS, UV-C Ultraviolet Light Air Purification System, High-efficiency furnace, Navien TANKLESS HOT WATER Heater, TRIPLE PANE WINDOWS Windows, & Smart Home Technology – Voice control.