



**12 Legacy Bay SE
Calgary, Alberta**

MLS # A2150061



\$734,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, See Remarks		

Inclusions: Office nook desk

Have you been looking for a newer home, FRESHLY PAINTED, on a HUGE LOT? Perhaps you need extra space for your toys with a TRIPLE TANEDM GARAGE? Tired of hot summers and wish you had A/C? Welcome Home to the delightfully UPGRADED property in family friendly Legacy. Located just a hop and skip to multiple parks, pathways, ponds and the ridge (not to mention the future K-9 SCHOOL expected to open in 2026). You are sure to be impressed as you step into the foyer featuring an open concept and welcoming foyer. The main floor features LUXURY LAMINATE FLOORING throughout, 9 ft KNOCKDOWN ceilings and mud room. The LARGE AND FUNCTIONAL CHEF'S kitchen makes this an entertainers dream with UPGRADED stainless steel appliances, loads of cabinetry, CHIMNEY HOOD FAN and GRANITE COUNTERTOPS with extended eating bar. The dining area is spacious enough for all your dinner parties and is open concept to the cozy living room featuring a gas fireplace with classic mantle and coffered ceilings. Upstairs you will find a massive central bonus room perfect for a kids playroom or comfy place to put on movie AND A HOME OFFICE making work from home a breeze. The owner's retreat is spacious and features a 5 PIECE ENSUITE complete with GRANITE COUNTERTOPS, DUAL SINKS AND SOAKER TUB with separate shower and walk in closet. Another two good sized bedrooms, 5 PEICE bathroom and UPPER LAUNDRY round out this level. That's not all!!! Take a look at the MECHANIC'S TRIPLE TANDEM GARAGE!. The backyard is beautifully finished with a custom DECK complete with privacy wall. The fully landscaped yard features a LARGE FULLY FENCED YARD with an impressive amount of grassy space for the kids to play. Stay cool all summer long with CENTRAL AIR

CONDITIONING. Don't miss your opportunity to own in the award winning community of Legacy. Call your favourite Realtor today for a private viewing!