



**172 Legacy Crescent SE
Calgary, Alberta**

MLS # A2151103



\$667,500

Division:	Legacy		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,816 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: In ground irrigation system

WOW!! If you have been waiting for A PRISTINE HOME in Legacy then here it is. From the moment you arrive, you know that this one is going to be special. The curb appeal is awesome, and that front porch is the perfect spot for your morning coffee. As you enter the foyer, you will fall in love with the open concept floor plan. The main floor features: a large living room with a beautiful gas fireplace; a large dining room for entertaining family and friends; the kitchen, with an abundance of cabinet space and granite countertops, is the perfect place to prepare those special meals, and the chef will love the gas stove; a 2 piece powder room. The 2nd level features: a huge family room to watch your favorite programing; a grand primary suite with a walk-in closet and a 3 piece ensuite bathroom with an oversized shower stall; a laundry room with a full size washer and dryer as well as a laundry sink. The 3rd/top level features 2 large bedrooms and a 4 piece main bathroom. The lower level awaits your creative ideas with an abundance of space. Accessed directly from the kitchen is a large deck, in the west facing backyard, that is the perfect place for an evening barbecue. At grade level is a maintenance free patio and access to a huge oversized & heated double detached garage off the paved back lane. This home has been meticulously maintained, including replacing the Refrigerator, Dishwasher and Water Heater in the last 2 years, by it's original owners and it shows. This is a fantastic opportunity to own a gorgeous home on a great street in Legacy. With a multitude of amenities close by, including parks with gushing fountains, shopping, a High School and an Elementary school under construction and great access to transportation routes you can't miss viewing this AWESOME property, they just don't get any better!