



**44 Legacy Court SE
Calgary, Alberta**

MLS # A2164634



\$824,900

Division:	Legacy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Smart door bell, Knife rack, Door key pads (2), Smart switches

Introducing a stunning 3-bedroom bungalow meticulously designed and well thought of. Nestled in a coveted Cul-de-sac, massive pie shaped backyard. This prime property features an elevator for seamless navigation across its levels, ensuring comfort and convenience for all occupants. Step into the main level and be greeted by brand new LVP flooring, a thoughtfully crafted kitchen, boasting granite countertops, a gas stove, 10-foot ceilings, and ample workspace, ideal for culinary endeavours. The spacious living room beckons with a beautiful gas fireplace, setting the perfect ambiance for relaxation and gatherings. Enhanced with 10 ft ceilings and 8” doors, every corner exudes warmth and sophistication. A cozy den is the perfect office space and provides convenient access to the elevator for effortless mobility. The master bedroom impresses with a generously sized ensuite, providing a private retreat within the home. The 7pc ensuite includes dual sinks, a bidet & an oversized shower that features 10mm glass, custom tile work, and two shower heads including a rainfall, faucet and wand. Additional highlights on the main floor include a convenient laundry room and a 2pc powder bathroom. Newly installed BeeCool 97% UV film on LR windows helps control solar gain and fading, and daytime privacy. The sunny west-facing newly landscaped backyard has a spacious deck, offering an inviting area for outdoor entertainment and BBQ delights. Descend to the fully finished sunshine basement, where a spacious family room awaits, complete with a game room area and wet bar, perfect for hosting guests or unwinding with loved ones. The two additional bedrooms and a 4pc bathroom complete the lower level, ensuring ample accommodation options. The double-attached garage is oversized and provides secure parking and ample storage space. Outside, the

massive pie-shaped lot presents endless possibilities and is fully fenced for added privacy. Alley access makes this lot perfect for a future additional garage and or RV parking. Situated in a prime location, this home offers proximity to essential amenities such as bus routes and shopping centres, ensuring convenience at your fingertips. Upgrades to note done in 2023, new carpet, new LV, custom master ensuite, fully painted (including ceiling), and stone finish on fireplace. Don't miss the opportunity to experience the epitome of accessible luxury living in this meticulously crafted abode.