



**326 Legacy View SE
Calgary, Alberta**

MLS # A2180774



\$854,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: VIVINT home security system device, back yard shed, TV wall mount, window coverings

This 2,999 sq dream home in Legacy could be yours! As you enter you'll immediately appreciate how bright and grand this home feels. Nine foot ceilings and large windows allow natural light to flow through the open concept living area. Enjoy hosting loved ones in this massive, luxury kitchen with a wrap around peninsula and island. The light quartz countertops and sleek ceiling height backsplash are accented by modern chic light fixtures, overhead pot lights, and undermount lighting. Meal prepping will be easy utilizing all of the top of the line, BRAND NEW, stainless steel appliances. Unloading groceries is a breeze as you enter through the garage door into a walk in pantry. Pour a coffee and cozy up in front of the gas fireplace set in a gorgeous floor to ceiling stone wall feature. Upstairs, make memories and unwind in the large bonus room. Relax in your primary retreat that boasts a large ensuite with dual sinks, soaker tub, beautiful stand alone shower, and walk-in closet! The upper level also has two additional bedrooms, a bathroom, and is completed by a conveniently located laundry room. Enjoy the additional space in the fully developed basement. The large rec space with a bonus wet bar will be perfect for hosting guests. A fourth bedroom, additional flex room, and a gorgeous bathroom complete the lower level. Soak up the sun on the deck in the back yard. This fully landscaped space has grass, a concrete pad to put your future gazebo, and a shed for ample storage. This perfect 3 family home, is just steps away from the new K-9 Catholic school being built. Special considerations: This home has undergone extensive renovations. Never occupied after its renovation. ***BRAND NEW with WARRANTIES: Samsung refrigerator, Samsung microwave, gas stove, HOT WATER TANK, FURNACE, ELECTRICAL PANEL, GARAGE LIFT, SERVICE WARRANTY.

***BRAND NEW throughout: window coverings, flooring (carpet, plank, tile), doors/trim, quartz counters throughout, fixtures: including light fixtures, faucets, shower heads, toilets, EVERYTHING IS NEW! Have the benefits of a new, never occupied home, in a developed area of Legacy. Close to all amenities: parks, walking paths, stores, shopping, schools. This home is a MUST SEE and won't last long!