



GRASSROOTS
REALTY GROUP

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111 Legacy Landing SE
Calgary, Alberta

MLS # A2184461



\$957,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,365 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Converted Garage, Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	none		

PRICE REDUCTION FOR QUICK SALE !! 3200 SQFT | Walkout Basement | South Backyard | Green Path | Upcoming K-9 School

Welcome to your new home—an exquisite masterpiece that combines unparalleled luxury with an unbeatable location. ***Main Floor***From the moment you step inside, the warm ceramic tile flooring welcomes you into a space where sophistication meets modern comfort. The living room, graced with a COFFERED ceiling and an elegant fireplace, evokes the perfect ambience for family gatherings or quiet evenings. The chef’s kitchen is a true showstopper: 1.) An Oversized island for effortless prep and entertaining. 2.) Ceiling-high cabinets exudes modern elegance. 3) Top-of-the-line appliances include a gas cooktop, built-in microwave, and oven. 4) BUTLER's KITCHEN with a second sink adds extra functionality. The bright dining area with built-in cabinetry and oversized windows opens onto a south-facing deck—your private sanctuary for soaking in nature’s tranquility. ***Upper Floor***The primary suite is a true retreat, offering - 1.) A spa-inspired 5-piece ensuite with HEATED FLOORING, a soaker tub, and a double vanity. 2.) A spacious walk-in closet. Two additional king-sized bedrooms provide comfort and flexibility. The bonus room, featuring COFFERED CEILING and a SECOND fireplace, is perfect for cozy movie nights. A dedicated laundry room with built-in cabinets, additional FLEX ROOM, and a double-vanity bathroom complete this level, blending practicality with luxury.

Walkout Basement The fully finished walkout

basement expands your living area with: 1) A spacious recreational room featuring a WET BAR for entertaining. 2) An additional bedroom and a 4-piece bathroom, offering privacy for guests or family. ***Other Upgrades*** This home is packed with high-end features: Insulated garage with EPOXY-finished flooring, custom blinds, 9-foot ceilings throughout, 8-foot doors on the main floor, CENTRAL VAC, pre-wiring for an outdoor hot tub, exposed aggregate patio, CENTRAL A/C, beautiful accent walls and sleek metal spindle railings on the staircase. ***The Perfect Location for a Balanced Life*** Situated in the vibrant Legacy community, this home backs onto a scenic green path and is steps from the Legacy Ponds. The upcoming K-9 school ensures convenience for families, while nearby amenities include: 1) One local shopping center with a gym and essential services ; 2) The expansive Township Shopping Center; 3) A 300-acre environmental reserve with trails for outdoor enthusiasts. Upon completion this community promises: 4 Schools with recreational amenities, 3 ponds, 10 Parks, 4 Soccer fields, 3 Commercial sites and 15 kms of interconnected Walking Trails. This is more than a home—it's a lifestyle! Contact us or your realtor now!!!