



GRASSROOTS
REALTY GROUP

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107 Legacy Landing SE
Calgary, Alberta

MLS # A2189278



\$979,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Wet Bar

Inclusions: na

STUNNING PROPERTY in the sought after location of Legacy ! BEAUTIFUL SW BACKYARD, BACKING THE WALK PATH, STEPS AWAY TO THE POND, SOLAR PANELS for lower utility bill, 5 BEDROOMS + BONUS ROOM , MAIN FLOOR OFFICE , HIGH-END LUXURY FINISHES , OPEN FLOOR PLAN , FINISHED BASEMENT WITH MOTHER -IN LAW OR GRANNY SUITE , WATER SOFTENER, YOUR PRIVATE OASIS ON MASTERS BEDROOM SOLARIUM. Welcome to this captivating masterpiece nestled in this tranquil enclave of Legacy. This extraordinary home offers an unparalleled blend of grandeur, modern design, and serene finishes. Step inside to discover a sprawling main floor adorned with natural light throughout, featuring a GOURMET kitchen, elegant dining area, and inviting living space complete with a custom fireplace. Open the doors to the SW outdoor patio, boasting a large deck . The gourmet kitchen is appointed with top-of-the-line stainless steel appliances complemented by exquisite cabinetry . You'll find three bedrooms, a bonus room and a convenient upper floor laundry room. Retreat to the lavish primary suite, boasting a boutique-worthy walk-in closet and a decadent ensuite featuring a grand glass shower, soaker tub, and dual sinks. One of a kind master bedroom solarium where you can relax & unwind . Descend to the lower level, where endless luxury awaits, including a recreation room, quality bar, well-appointed suited bedroom , and a luxurious four-piece bath. Calming and soothing abundance of natural daylight all over the house. Six ft long jetted soaker tub at Master Ensuite, Barrier-free grab bars at Master Ensuite and generous storage shelving and cabinets at mudroom and great room . Access the attached double garage, providing ample parking and storage space. Despite its secluded setting, this home offers

easy access to shops, restaurants, schools, the newly finished ring road, as well as quick routes to the Rocky Mountains. Don't miss the opportunity to experience the epitome of luxurious living in this remarkable residence. Schedule your viewing today!