



GRASSROOTS
REALTY GROUP

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44 Legacy Court SE
Calgary, Alberta

MLS # A2197503



\$799,900

Division:	Legacy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	2015 (10 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-G
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, Smart switches, Garage opener

Discover this exquisite 3-bedroom bungalow, thoughtfully designed with meticulous attention to detail. Nestled in a desirable cul-de-sac on a massive pie-shaped lot, this prime property boasts an elevator for effortless access across all levels, ensuring comfort and convenience for every resident. Step inside to find brand-new luxury vinyl plank (LVP) flooring and a beautifully crafted kitchen featuring granite countertops, a gas stove, soaring 10-foot ceilings, and ample workspace—perfect for culinary enthusiasts. The spacious living room is a welcoming retreat, complete with a stunning gas fireplace that sets the perfect ambiance for relaxation and entertaining. Enhanced by 10-foot ceilings and 8-foot doors, the home exudes warmth and sophistication throughout. A cozy den serves as an ideal home office, offering direct access to the elevator for seamless mobility. The luxurious master suite is a private haven, boasting a generous 7-piece ensuite with dual sinks, a bidet, an oversized shower with 10mm glass, custom tile work, and two shower heads—including a rainfall fixture for a spa-like experience. Additional main-floor highlights include a convenient laundry room and a stylish 2-piece powder room. Newly installed BeeCool 97% UV film on the living room windows enhances energy efficiency, reducing solar gain and providing daytime privacy. Step outside to enjoy the beautifully landscaped, west-facing backyard, featuring a spacious deck perfect for outdoor gatherings and barbecues. The fully finished sunshine basement offers a large family room, a dedicated game area, and a wet bar—ideal for hosting guests or unwinding with loved ones. Two additional bedrooms and a 4-piece bathroom complete the lower level, ensuring ample living space for family and visitors alike. The oversized double-attached garage provides secure

parking and abundant storage, while the expansive, fully fenced backyard offers endless possibilities. Alley access makes this lot perfect for a future additional garage or RV parking. Ideally located near transit and shopping centres, this home offers the ultimate blend of luxury, accessibility, and convenience. Recent 2023 upgrades include new carpet, new LVP flooring, a custom master ensuite, fresh paint (including ceilings), and a striking stone finish on the fireplace. Don't miss this opportunity to experience refined, accessible living in a home designed for both comfort and style!