



**59 Legacy Crescent SE  
Calgary, Alberta**

**MLS # A2204396**



**\$699,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,791 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Insulated, Oversized, Workshop in		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wired for Sound		
<b>Inclusions:</b>	none		

Open House Saturday 2:00-4:00. Welcome home. Here is a fabulous home in the Southeast Community of Legacy. The property is completely developed and is now available for new ownership. This 2625+ sq. ft. home has an urban concept floor plan. The main floor has nine-foot ceilings and wide plank laminate hardwood flooring. The great room features a stunning floor-to-ceiling floating hearth tile fireplace. The Chef's kitchen has tall mocha maple cabinets accented with stainless steel appliances, quartz countertops, an elegant backsplash, a large island, a corner pantry, and a spacious island. The tile flooring is in the front and rear entries. This home has four bathrooms. A reverse osmosis water system, a water softener, a three-tonne central air conditioning, and a security system. The open staircase to the upper level has rails and spindles. A terrific second-floor laundry room with double doors to a side-by-side steam washer and dryer. Large, bright windows throughout the home with two-inch wooden shutters. The upper level has three fantastic bedrooms, including a vast owner's suite with a stunning five-piece ensuite with a glass shower, a corner soaker tub, and a sink with a vanity counter. The fully developed basement has an additional bedroom and a media/office nook; the bathroom has a floor-to-ceiling tile shower, a wet bar, quartz countertops, and a beautiful stone feature wall. The media area has a 7.1 sound surround home theatre, and the ceiling has three layers of ROXUL soundproof insulation. The back door opens to a west-facing 22x14 deck with a gas line to the BBQ. A maintenance-free yard leads to simple living. An oversized insulated garage that is 22x26 and has an 18 x 8 door, 10 ft. ceiling, a gas line, and 220-volt wiring. It is a short walk to two scenic ponds with water features and multiple parks and a short drive to the

shopping district. The community includes a skating rink, garden, movie theatre, and more. Please call your agent today to view this great home.