

32 Legacy Court SE
Calgary, Alberta

MLS # A2186128



\$755,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,093 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Alarm/security system

Experience the pinnacle of luxury living in this exquisite home located in one of Calgary's most desirable communities. Located on a quiet cul de sac, just steps away from a green space + the future home of a new K-9 school, the location is an absolute dream! This extraordinary home offers an unparalleled blend of grandeur, modern design, + tasteful finishes throughout. Boasting 2,092 sq ft of above-grade space, this open-concept residence features 3 large bedrooms on the upper level with 2.5 bathrooms and an unspoiled basement, providing you the opportunity to customize and develop to your family's needs. Walking in, you're welcomed by a beautifully designed open floorplan adorned with large windows and a functional layout for your everyday needs. The soaring 9' ceilings + large windows create a bright + airy ambiance complemented by beautiful plank flooring throughout the main level. The main floor showcases a gourmet, chef's kitchen with luxury stainless steel appliances, ample counter space, ceiling height cabinetry, soft close drawers, a high-end convection oven with an induction cooktop & sleek 4-door fridge. The kitchen is a chef + entertainers dream, you'll love spending quality time entertaining with family + friends in the heart of your home. Directly off the kitchen, the living room boasts an elegant, 9-foot stone wall surrounding a cozy, gas fireplace, finished by warm wood accents that continue throughout the home. Complementing the main floor is a chic, 2-piece powder bathroom, office & massive mudroom with functional bench seating for extra storage. The mud room conveniently leads you into the double attached garage w/ plenty of space for your daily needs. Moving to the upper level, you are greeted by a cozy family room, ideal for movie nights and family bonding. This level also features 3

bedrooms and an additional 4-piece bath, ideal for a growing family. The primary bedroom is a luxurious retreat, offering an abundance of space, while maintaining a cozy atmosphere. The primary features a massive walk-in closet with built-in shelving +an opulent 5-piece spa inspired ensuite with dual vanities, a soaker tub, luxurious shower with a sleek glass door and HEATED floors. You will adore the low maintenance landscaped backyard with a massive composite deck and BBQ gas line for your family & friends to enjoy. This home has been meticulously maintained and features striking curb-appeal year-round. The new Legacy K-9 School is currently being built + is in walking distance, perfect for those who have young families. Legacy has an excellent school system and amazing walk ability with scenic pathways winding through the development, past serene ponds+ wide open green spaces and along the ridge of an environmental reserve, providing year-round recreation opportunities for residents. Legacy is an all-inclusive community built for a lifetime of memories. Don't miss out, schedule your viewing today to experience all that this exceptional home has to offer!