

**340 Legacy Heights SE**  
**Calgary, Alberta**

**MLS # A2215054**



**\$769,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this stunning 4-bedroom, 3-bathroom home located in the heart of Legacy, one of Calgary's most vibrant and family-friendly communities. Designed with both elegance and everyday living in mind, this home offers incredible space, style, and comfort just minutes from schools, shopping, parks, and more. Key Features: • Open-Concept Main Floor: Bright and spacious with large windows fitted with Hunter Douglas blinds, and a seamless flow between the living, dining, and kitchen areas—perfect for entertaining or keeping the family connected. The cozy gas fireplace in the living room adds warmth and charm year-round. • Chef's Kitchen with Gas Range: Featuring a high-end gas range, modern appliances, sleek cabinetry, and ample counter space, this kitchen is a dream for both the home cook and the passionate foodie. • Upper-Level Retreat: The second floor boasts FOUR spacious bedrooms, including a luxurious primary suite with a walk-in closet and a spa-style en suite. A bonus room adds flexible space for work, play, or relaxation. You'll also find a convenient laundry room and a stylish 4-piece bathroom. • Fully Landscaped with Comfort in Mind: Enjoy your outdoor space with a fully landscaped yard complete with underground sprinklers for low-maintenance care. Central air conditioning ensures year-round comfort indoors. • Double Attached Garage: Ideal for both parking and extra storage. Located in the fast-growing Legacy community in Calgary's southeast, this home is just steps from: • Top-Rated Schools: Including All Saints High School and Legacy's brand new K-9 school. • Exceptional Shopping & Dining: Close to Township Shopping Centre, Legacy Village, and Legacy Corner with over 250 retail options and restaurants. • Outdoor Lifestyle: 300

acres of environmental reserve, over 15 km of walking paths, playgrounds, and parks just outside your door. Homes like this don't come around often. This is your chance to own a beautifully upgraded, move-in-ready home in one of Calgary's best communities. Book your private showing today and make this Legacy beauty your forever home!