

45 Legacy Court SE  
Calgary, Alberta

MLS # A2273884



**\$849,900**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 2,338 sq.ft.                                                               | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Secu   |               |                  |
| <b>Lot Size:</b> | 0.18 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s) |               |                  |

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|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Manufactured Floor Joist, Silent Floor Joists, Stone, Vinyl Siding, Wood Frame                                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Wired for Sound |                   |     |
| <b>Inclusions:</b> | n/a                                                                                                                                                            |                   |     |

"Rare" and "Unique" are words frequently used in real estate, often to describe features that are neither. In this case, however, both terms are entirely appropriate. It is rare to find a lot in Legacy measuring nearly 8,000sqf. It is rare to find a home on a lot of that size that also offers a walk-out basement. It is rare to find such a property situated on a quiet cul-de-sac and rarer still to find all of this combined with a beautifully maintained home featuring lots of upgrades. Exactly. Unique opportunities like this don't come around often. Welcome to 45 Legacy Court. Upon entry, you are welcomed by a bright, open foyer featuring soaring ceilings and high-end vinyl plank flooring that carries seamlessly into the inviting main-floor living space. The beautifully upgraded kitchen showcases a wine rack, bar fridge, built-in dishwasher, induction stove, smart refrigerator, and ample prep and storage space. Quartz countertops and a convenient walk-through pantry further elevate this impressive culinary area. Adjacent to the kitchen, accented with tasteful wallpaper, is a well sized dining area ideal for hosting family gatherings. The spacious living room offers the perfect setting for relaxing on the couch and enjoying your favourite movies or sports. Across from the kitchen, upgraded solid wood and glass enclosure doors create a versatile space ideal for a home office, den, or a dedicated area for the kids. Completing this level is a stylish two piece bathroom and a generous mudroom with direct access to the attached two car garage. As we head upstairs, you'll immediately notice the upgraded wrought-iron railings that add a touch of elegance. At the top, you can turn right into a bright and inviting bonus room with vaulted ceilings and plenty of natural light. Down the hall, there are two well sized bedrooms, a roomy laundry area, a four piece bath, and the primary suite completed with a huge

walk-in closet and a beautiful five piece ensuite. Back downstairs, the basement offers a wide open untouched space ready for whatever you envision. This home has so many thoughtful extras, including air conditioning for those warm summer days, a 50 gallon hot water tank, and an irrigation system to keep your lawn lush with ease. Gardeners will appreciate the irrigated planter beds, perfect for growing your own veggies. With a lot this spacious, you'll have endless opportunities to create the outdoor oasis you've always wanted. This home truly has it all!