

# \$957,000 - 111 Legacy Landing Se, Calgary

MLS® #A2184461

**\$957,000**

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.10 Acres

Legacy, Calgary, Alberta

**PRICE REDUCTION FOR QUICK SALE !!**

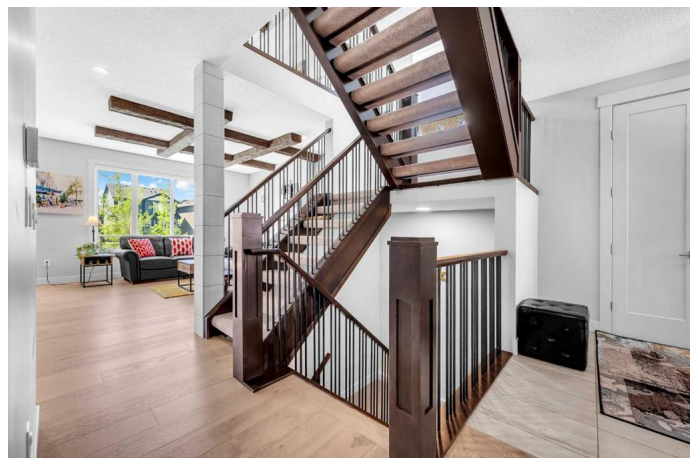
3200 SQFT | Walkout Basement | South

Backyard | Green Path | Upcoming K-9 School

Welcome to your new home—an exquisite masterpiece that combines unparalleled luxury with an unbeatable location.

**\*\*\*Main Floor\*\*\*** From the moment you step inside, the warm ceramic tile flooring welcomes you into a space where sophistication meets modern comfort. The living room, graced with a COFFERED ceiling and an elegant fireplace, evokes the perfect ambience for family gatherings or quiet evenings. The chef's kitchen is a true showstopper: 1.) An Oversized island for effortless prep and entertaining. 2.) Ceiling-high cabinets exudes modern elegance. 3.) Top-of-the-line appliances include a gas cooktop, built-in microwave, and oven. 4.) BUTLER'S KITCHEN with a second sink adds extra functionality. The bright dining area with built-in cabinetry and oversized windows opens onto a south-facing deck—your private sanctuary for soaking in nature's tranquility.

Â **\*\*\*Upper Floor\*\*\*** The primary suite is a true retreat, offering - 1.) A spa-inspired 5-piece ensuite with HEATED FLOORING, a soaker tub, and a double vanity. 2.) A spacious walk-in closet. Two additional king-sized bedrooms provide comfort and flexibility. The bonus room, featuring COFFERED



CEILING and a SECOND fireplace, is perfect for cozy movie nights. A dedicated laundry room with built-in cabinets, additional FLEX ROOM, and a double-vanity bathroom complete this level, blending practicality with luxury.

**\*\*\*Walkout Basement\*\*\*** The fully finished walkout basement expands your living area with: 1) A spacious recreational room featuring a WET BAR for entertaining. 2) An additional bedroom and a 4-piece bathroom, offering privacy for guests or family.

**\*\*\*Other Upgrades\*\*\*** This home is packed with high-end features: Insulated garage with EPOXY-finished flooring, custom blinds, 9-foot ceilings throughout, 8-foot doors on the main floor, CENTRAL VAC, pre-wiring for an outdoor hot tub, exposed aggregate patio, CENTRAL A/C, beautiful accent walls and sleek metal spindle railings on the staircase. **\*\*\*The Perfect Location for a Balanced Life\*\*\*** Situated in the vibrant Legacy community, this home backs onto a scenic green path and is steps from the Legacy Ponds. The upcoming K-9 school ensures convenience for families, while nearby amenities include: 1) One local shopping center with a gym and essential services ; 2) The expansive Township Shopping Center; 3) A 300-acre environmental reserve with trails for outdoor enthusiasts. Upon completion this community promises: 4 Schools with recreational amenities, 3 ponds, 10 Parks, 4 Soccer fields, 3 Commercial sites and 15 kms of interconnected Walking Trails. This is more than a home—it's a lifestyle! Contact us or your realtor now!!!

Built in 2020

## Essential Information

MLS® #	A2184461
Price	\$957,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,365
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	111 Legacy Landing Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2E7

## Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Converted Garage, Insulated
# of Garages	2

## Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Bookcases, Stone Counters, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Gas Range
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	Central Air, Sep. HVAC Units

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Great Room, Tile
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Gas Grill
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Concrete, Wood Frame, Manufactured Floor Joist, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	67
Zoning	R-1s
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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