

**540 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2283405**



**\$648,798**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Outdoor festive lighting. TV in dining room. 2 shelves in foyer on wall.

OPEN HOUSE SATURDAY FEB. 21st FROM 12:30 PM - 2:30 PM \*Magnificent former showhome situated across the street from a large pond and a future estate area. Enjoy the view from your very own full width covered veranda. The home itself combines a bright, open layout with contemporary comfort. Once inside, the quality of the workmanship is extraordinary. From the retro partition wall in the foyer, to the cozy great room fireplace with its streamlined mantle, to the elegant metal railing on the staircase and the soaring high ceilings, you will feel right at home. From the front of the home to the back, it is one expansive open space. The kitchen is sensational, featuring a huge island with eating bar, drop down pendant lighting, a modern upgraded backsplash, sleek chimney hood fan, stainless steel appliances, and striking three tone cabinetry. It is truly a showstopper. As you head upstairs, the metal railing continues beyond the staircase and throughout the upper floor. The primary bedroom has it all, including a vaulted ceiling, a massive walk in closet with MDF shelving, and a grand five piece ensuite with double sinks and a five foot wide tiled shower. The spare bedrooms are located at the rear of the home, offering excellent separation for homeowners. The large laundry room includes a counter, cabinets above the washer and dryer, and additional shelving for linens. The basement is undeveloped and ready for future development, with rough in plumbing for a bathroom already in place. The double car garage provides secure parking and additional storage. Be the first to view this remarkable home.