

35 Legacy Row SE Calgary, Alberta

MLS # A2337636



\$700,000

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Security Camera System		

Welcome to 35 Legacy Row SE, an elegant and airy home that feels like the perfect place to settle down. With 2142 square feet above grade, an en suite, bonus room, central AC, unpermitted deck, excellent lighting and more. Located in Legacy, a pleasant, inviting community with playgrounds, parks, architectural accents, a pond with a huge fountain, grocery, restaurant options and more nearby. With a flowing floor plan that widens into open concept rooms on each floor, the home's planning feels spacious and well thought out. On the main floor the kitchen is ready to impress with sleek countertops, cabinetry and hardwood, stylish hanging light fixtures, and a large island, lit brilliantly by the sunlight pouring in from the backyard. The living room gets the same treatment, with even taller ceilings to boot, and a classy fireplace embedded in the wall. The sunny, west facing backyard has a large unpermitted deck perfect for outdoor gatherings and relaxing, surrounded by lush trees on neighboring properties. Exiting the kitchen, we have a walk-through pantry with generous storage, and through here we have the entrances to the double attached garage, unfinished basement, office and a 2pc bathroom. Above the carpeted stairs, we have another hanging light, gracing our way up to the cozy upper floor, where our 3 bedrooms and laundry room are. Here, you're greeted by a massive bonus room with tall ceilings that could be used as another living room, a bedroom, you name it! The primary bedroom is oversized with a walk-in closet and a luxurious 5 piece en suite bathroom. Double vanity, separate shower and a soaker tub, like your own personal spa. Appliances, AC, Camera system, water softener etc included! Don't miss out, come by and take a look before it's gone!