

6 Legacy Heath SE Calgary, Alberta

MLS # A2337712



\$775,000

Division:	Legacy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

CORNER LOT | ALMOST 2,500 SQFT OF DEVELOPED SPACE | IDEAL BUNGALOW LAYOUT | A/C | PRIME LOCATION | Welcome to 6 Legacy Heath SE, located in the highly desirable SE family community of Legacy. The main level of this home features high end finishes throughout with numerous floor to ceiling windows creating an airy and naturally light filled space in nearly every room. The large kitchen features stainless steel appliances, quartz counters and white shaker cabinetry offering plenty of storage space, along with a large centre loaded island that makes this an ideal layout for entertaining. The dining area overlooks the fully landscaped backyard, which is the perfect place for summer BBQs, entertaining or unwinding with a glass of wine in the evening. Large windows throughout the main level bring in natural light from nearly every angle, including the spacious living room located just off the dining and kitchen area. Centred around a cozy gas fireplace and finished with a custom tray ceiling, this is the perfect space for family movie and game nights or simply relaxing at the end of the day. The primary bedroom features a large walk in closet and a spa inspired 5pc ensuite with a fully tiled stand up shower, large separate soaker tub and double vanity. This level also features a full size laundry room and mudroom with direct access to the double attached garage, along with a conveniently located 2pc powder room. The fully finished basement offers even more functional living space, featuring a thoughtfully designed work or computer area, 2 large bedrooms, a 4pc bathroom, a large family room and plenty of storage space for any family. Outside, the fully landscaped backyard offers a private oasis just steps from your door with a natural gas line, stamped concrete patio and plenty of mature trees creating an impressively private setting on this corner lot. Location is

everything and this home delivers. Enjoy walking access to the community ponds, numerous schools, parks and playgrounds, along with easy access to Stoney Trail, making destinations like Costco, Southcentre Mall, the YMCA and much more just minutes away. You'll also appreciate the quick access out of town for weekend getaways in the mountains. Please call today to book your private showing!