

\$759,900 - 12 Legacy Court Se, Calgary

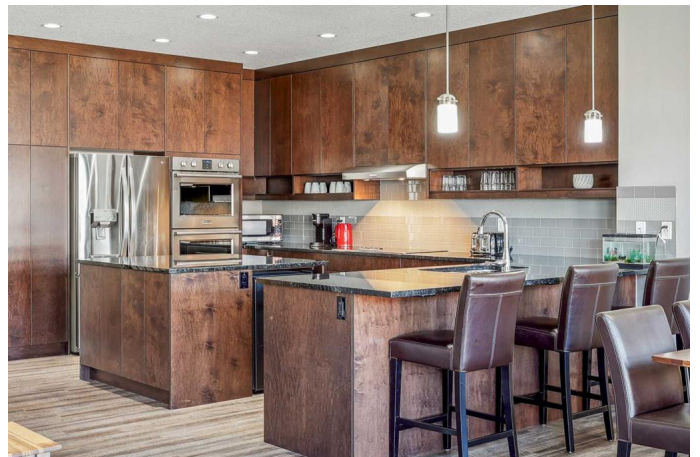
MLS® #A2139753

\$759,900

3 Bedroom, 3.00 Bathroom, 2,341 sqft
Residential on 0.11 Acres

Legacy, Calgary, Alberta

****CUL DE SAC LOCATION ON A FAMILY FRIENDLY STREET WITHIN STEPS OF THE FUTURE SCHOOL**** If you are a young growing family, you will absolutely fall in love with this beautiful and spacious home that has been nicely updated through out and boasts a thoughtfully designed open floor plan providing ample space for all. Boasting over 2300+square feet above grade alone along with an expansive basement area awaiting your wonderful design ideas complimented with a few additional perks to explore, you will be sure to be impressed! Immediately upon entering you are invited into a 18 foot soaring foyer that provides seamless transitions by the generous home office with pocket doors in to the open living area where I am sure, you will enjoy and spend the majority of your time with friends and family. A gorgeous and upgraded modern kitchen featuring full height cabinetry with a unique design offering sleek stainless steel appliances including a double wall oven and smooth top range. A centralized large island with storage and bar fridge along with an extended island providing a flush breakfast bar for informal meals. Adjacent to the kitchen you will discover a spacious designated dining area to sit down and converse during your more formal dinners while overlooking your large back yard with convenient lane access, gas line for BBQ and hot water tap. The stunning feature fireplace pops as focal point drawing you in to the lovely great room boasting an elevated tile surround and rich



feature wall to frame it in. Upgraded iron spindles take you to the upper level where you are invited into the bright and beautiful bonus room showcasing a 10ft 10in vaulted ceiling with additional windows along with a sizeable laundry room with built-in cabinets and folding table, full bath and three bedrooms with the Primary offering a 5 pc with dual vanities, large soaker tub and stand alone over sized shower complimented with brilliant tile, quartz counters and in-floor heat. The lower level is expansive and albeit unfinished offers so much! Two climbing walls, 9ft ceiling height and dual utility sinks offer you a variety of options for activities. All this, as well as upgraded electrical in the double attached garage - 60A service with sub panel and extra outlets. Plus a 30A 240v plug for cars. Situated in the heart of Legacy and only minutes away from the newly developed Township Shopping Area providing the convenience of having everything you could possibly need right in your own neighbourhood. Restaurants, groceries, coffee shops, all creating a wonderful community and lifestyle for you to enjoy. With quick access to McLeod and Stony Trail while soaking up nature with a 300-acre environmental reserve as your surroundings, Legacy is the ideal choice to start creating new memories. Discover today and welcome home!

Built in 2017

Essential Information

MLS® #	A2139753
Price	\$759,900
Sold Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,341

Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Legacy Court Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2E6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 27th, 2024
Days on Market	14
Zoning	R-1s
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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