

\$895,000 - 240 Legacy Boulevard Se, Calgary

MLS® #A2148824

\$895,000

4 Bedroom, 4.00 Bathroom, 2,394 sqft

Residential on 0.09 Acres

Legacy, Calgary, Alberta

Welcome to this stunning FORMER SHOWHOME including a FULL WALKOUT BASEMENT backing the POND AND GREENSPACE. Nestled in the sought-after community of Legacy, offering 4 bedrooms and 4 bathrooms. This property is a true gem that demands your attention!

Walking in, you're welcomed by a beautifully designed open floorplan adorned with large windows that offer expansive views of the surrounding landscape. The kitchen is a chef's dream, featuring a spacious island and top-of-the-line stainless steel built-in appliances. Seamlessly connected, the living room flows into the dining area and kitchen, creating an ideal space for effortless entertaining.

The main floor also has a dedicated office, providing a perfect environment for remote work or study. Step outside to discover the extraordinary outdoor spaces; a balcony off the dining area and a patio from the walk-out basement overlook the serene pond and its tranquil fountain, offering an inviting setting for outdoor gatherings and relaxation. Extreme pride of ownership found in the landscaping and gardens including a concrete walkway down the side yard.

Moving to the upper level, you are greeted by a cozy family room, ideal for movie nights and family bonding. This level also accommodates



3 bedrooms, a well-appointed 5-piece bathroom, and a conveniently located laundry room. The primary bedroom is a true retreat with its own beautiful 5-piece ensuite bathroom and a spacious walk-in closet. The remaining two bedrooms are generously sized and feature large windows that flood the rooms with natural light.

Venturing down to the fully finished basement, you'll find a versatile recreation room that can serve as a home gym or additional living space, catering to various lifestyle needs. A large fourth bedroom in the basement offers picturesque views of the meticulously landscaped backyard.

Located in the heart of southeast Calgary, the community of Legacy offers an abundance of amenities including schools, shopping options, and numerous scenic walking paths, ensuring there is always something to explore and enjoy. Convenient access to Stoney Trail ensures effortless commuting to the downtown core and beyond.

Don't miss out on the opportunity to experience all that this exceptional home has to offer. Schedule your viewing today and envision yourself living in this breathtaking property in Legacy!

Built in 2015

Essential Information

MLS® #	A2148824
Price	\$895,000
Sold Price	\$920,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,394
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	240 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y7

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 31st, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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