



# 88 Legacy Manor Calgary Alberta

\$949,999

OPEN HOUSE SUNDAY, JUNE 9TH 12-2PM. Welcome to this luxurious two-story 4 BEDROOMS WALK-OUT home, BACKING ONTO A TRANQUIL GREEN SPACE with STUNNING POND VIEWS showcasing breathtaking sunsets and a picturesque water fountain display. The OPEN-CONCEPT DESIGN is bathed in natural light from EXPANSIVE WINDOWS, highlighting the beautiful curb appeal. Upon stepping onto the FRONT COVERED PORCH, you enter the tall foyer with an elegant chandelier and tile flooring. The inviting living room boasts an open-concept layout with a refined fireplace adorned with beautiful tile reaching the ceiling and exquisite built-in wood shelves perfect for displaying books and artwork. The modern kitchen is a chef's dream with tall, sleek cabinets, QUARTZ COUNTERTOPS, a stylish backsplash, and stainless-steel appliances including a SMART REFRIGERATOR with a touchscreen, BUILT-IN CONVECTION OVEN, built-in microwave, dishwasher, and a sleek range hood. The LARGE WALK-THROUGH PANTRY AND MUDROOM WITH BUILT-INS for coats and shoes add convenience. A PRIVATE OFFICE with FROSTED GLASS FRENCH DOORS, ideal for executives or a cozy library, offers a quiet retreat. An elegant powder room completes the main level. Upstairs, the SPACIOUS PRIMARY BEDROOM features a 5-piece ensuite with a glass shower, soaking tub, tile flooring, DOUBLE VANITY, and a generous walk-in closet. The ADDITIONAL THREE LARGE BEDROOMS provide ample space for family or guests. A SPACIOUS BONUS/FAMILY ROOM is flooded with natural light from the SKYLIGHT and provides a cozy gathering place, and a 4-piece bathroom adds to the convenience of this level. The upper floor also features a SPACIOUS LAUNDRY ROOM for convenience and extra storage. The WALK-OUT BASEMENT is ready for your creative touch, featuring a NEWLY INSTALLED LARGER SLIDING DOOR leading to a CONCRETE STAMPED PATIO, ideal for the next perfect gathering spot beside the fi...

Bonus Room 16.25 Ft x 13.00 Ft  
 Primary Bedroom 14.92 Ft x 13.33 Ft  
 Bedroom 12.92 Ft x 10.83 Ft  
 Bedroom 10.33 Ft x 9.83 Ft  
 Bedroom 9.92 Ft x 9.75 Ft

Furnace 13.58 Ft x 7.00 Ft  
 Kitchen 13.08 Ft x 11.50 Ft  
 Dining room 11.08 Ft x 10.92 Ft  
 Living room 12.75 Ft x 12.00 Ft  
 Office 9.83 Ft x 8.75 Ft

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Listing Presented By:



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Coldwell Banker Mountain Central

<http://www.raregroup.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

5pc Bathroom 9.67 Ft x 9.33 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Laundry room 9.83 Ft x 5.25 Ft

Recreational, Games room 29.42 Ft x 22.25 Ft

Foyer 10.58 Ft x 6.83 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft

Other 7.42 Ft x 4.92 Ft