



# 111 Legacy Landing Calgary Alberta

\$1,045,000

3,200 SQFT OF DEVELOPED SPACE | WALKOUT BASEMENT | BACKING ONTO GREENPATH | STEPS TO UPCOMING K-9 SCHOOL Welcome to your home!! - a perfect blend of luxury, convenience, and a fantastic location. Main Floor:As you enter, you're greeted by a welcoming foyer with elegant ceramic tile flooring .The spacious living room under the COFFERED CEILING, with a cozy FIREPLACE is perfect for warming those quiet evenings or entertaining gatherings. The LUXURY VINYL PLANK flooring adds a touch of sophistication. Moving into the kitchen, you'll love the ample counter space of the OVERSIZED ISLAND, the sleek look of CABINETS TO THE CEILING, and the functionality of the gas cooktop, built-in microwave,oven, and a BUTLER'S KITCHEN with a SECOND SINK for extra prep space. The dining area, with its BUILT-IN CABINETS and OVERSIZED WINDOWS, offers a perfect spot to enjoy meals while overlooking the serene green path. Step outside onto the deck, where you can unwind with MOUNTAIN VIEWS and the tranquility of nature.Upper Floor:The EXPANSIVE Primary Bedroom invites you to relax in luxury, with a 5-piece ensuite featuring HEATED FLOORING, DOUBLE VANITY, a large SOAKER TUB, and a spacious walk-in closet. Imagine the comfort of two additional large bedrooms with enough space for KING-sized BEDS for your dear ones. The Bonus Room, with its COFFERED BEAMS and second FIREPLACE, is perfect for entertainment. The laundry room, well-equipped with CABINETS, and an additional FLEXI ROOM add convenience. A full 4-piece bathroom with DOUBLE VANITY completes this level.Walkout Basement:Expand your living space with a finished rec room, with WET BAR, perfect for movie nights or game days. An additional bedroom and a 4-piece bathroom provide additional living quarters.Other Upgrades:CUSTOM BLINDS, 9 FEET CEILINGS, 8 FEET DOORS, WIRING FOR HOT TUB, EXPOSED AGGREGATE PATIO, ACCENT WALLS, METAL SPINDLES ...

4pc Bathroom 8.75 Ft x 9.08 Ft

Bedroom 11.42 Ft x 13.25 Ft

Recreational, Games room 25.92 Ft x 19.50 Ft

Furnace 11.42 Ft x 6.25 Ft

Other 15.17 Ft x 8.42 Ft

Other 13.67 Ft x 6.92 Ft

Kitchen 5.33 Ft x 5.83 Ft

5pc Bathroom 13.50 Ft x 4.92 Ft

5pc Bathroom 13.58 Ft x 15.42 Ft

Bedroom 10.08 Ft x 16.75 Ft

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2pc Bathroom 7.42 Ft x 3.08 Ft

Dining room 13.50 Ft x 9.00 Ft

Foyer 8.08 Ft x 9.92 Ft

Kitchen 13.50 Ft x 15.83 Ft

Living room 13.58 Ft x 15.33 Ft

Bedroom 10.08 Ft x 15.33 Ft

Family room 13.17 Ft x 15.08 Ft

Laundry room 9.25 Ft x 5.92 Ft

Office 9.42 Ft x 5.83 Ft