



114 Legacy Boulevard Calgary Alberta

\$524,000

****NO CONDO FEES**SEPARATE ENTRANCE****Welcome to a residence that redefines townhome living. Located in the heart of Legacy, one of Calgary's most vibrant and thoughtfully designed master-planned communities, this beautifully curated home stands out from the crowd with high-end finishes, intentional design & a potential secondary suite opportunity that would be subject to approval and permitting by the city/municipality--perfect for extended family & guests. From the moment you arrive, you'll notice this isn't your average home. Every corner has been carefully considered, creating a warm, sophisticated aesthetic that feels both luxurious & inviting. Downstairs, the professionally developed basement is nothing short of exceptional. With a California-inspired vibe, the space features natural wood tones, soft neutral colors, & a layout straight from the pages of a design magazine. The lower level boasts a private separate entrance, spacious bedroom & large living area with dinette, a spa-inspired bathroom with oversized walk-in shower, rain head, & full tile surround, 2nd dedicated furnace & private laundry & seamless luxury vinyl plank flooring throughout. Whether used for guests or family, this level offers privacy, comfort, & undeniable style. On the main level, the home continues to impress with rich luxury vinyl plank flooring, designer details, & a modern open layout that connects living, dining, & kitchen spaces beautifully. Enjoy the striking feature wall in the common area, custom coffee bar nook for your morning ritual, an elegant kitchen with quartz countertops, stainless steel appliances, undermount sink, stylish backsplash, & gold hardware accents & sizeable pantry for practical storage. Whether you're hosting a dinner party or enjoying a quiet evening in, the flow & warmth of this space makes it instantly feel like home. Upstairs, you'll find two generous...

Family room 14.92 Ft x 13.42 Ft
 Bedroom 11.58 Ft x 10.00 Ft
 Laundry room 5.50 Ft x 2.92 Ft
 Furnace 7.17 Ft x 6.83 Ft
 3pc Bathroom 7.17 Ft x 5.17 Ft
 Living room 13.67 Ft x 11.50 Ft

Other 5.50 Ft x 5.42 Ft
 2pc Bathroom 6.67 Ft x 2.50 Ft
 Bonus Room 11.75 Ft x 9.00 Ft
 Primary Bedroom 11.92 Ft x 9.92 Ft
 Other 4.92 Ft x 4.83 Ft
 4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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Kitchen	13.25 Ft x 8.75 Ft	Bedroom	11.42 Ft x 10.92 Ft
Dining room	11.50 Ft x 11.08 Ft	Laundry room	3.50 Ft x 3.42 Ft
Foyer	5.25 Ft x 3.92 Ft	4pc Bathroom	7.67 Ft x 4.08 Ft