



# 326 Legacy View Calgary Alberta

\$754,000

Gift yourself a new home this holiday season... move in and enjoy this well-kept property with over 2,831.4 ft<sup>2</sup> of finished living space. It boasts a wide entry way that leads to the fabulously open concept designed home. It has upgraded lightings, a security system where all doors and windows have sensors. It has beaming luxury vinyl plank flooring, the kitchen is thoughtfully planned fit for a chef with its shiny stainless energy star appliances, with enormous white soft closing cabinetry and drawers. It has radiant quartz countertops, a very functional island and additional seating area around the kitchen counter. It also has a huge space for formal dining that opens up to its substantial living room and overlooking the beautifully appointed value-added deck and the well-maintained backyard. In addition, it has a fully shelved walkthrough pantry, excellent when coming from the double attached garage or even from the main door. On the upper level has the gorgeously placed bonus room, the 2 other roomy bedrooms equipped with full 4 pieces bathroom and the colossal master bedroom with a walk-in closet and a 5 pieces ensuite washroom. Upstairs also has the laundry room. In the fully developed basement has the other huge bedroom, another big family room a full 3 pieces restroom and the den/flex room. Easy access to major roadways and within minutes' walks or drive to parks, playgrounds, shopping, restaurants, schools, movie theater and the golf courses. Come home to your home sweet home!

ALL REMAINING FURNITURE AND FIXTURES ARE NEGOTIABLE AND CAN BE INCLUDED IN THE SALE SHOULD THE BUYER/S WANT OR NEED THEM. (id:6769)

Bedroom 10.67 Ft x 11.00 Ft  
 Family room 12.33 Ft x 17.33 Ft  
 3pc Bathroom 9.00 Ft x 4.92 Ft  
 Office 15.42 Ft x 8.75 Ft  
 Furnace 7.58 Ft x 10.33 Ft  
 Other 15.00 Ft x 5.42 Ft  
 Other 11.50 Ft x 6.42 Ft  
 2pc Bathroom 5.75 Ft x 4.83 Ft

Dining room 10.00 Ft x 11.92 Ft  
 Living room 14.50 Ft x 15.08 Ft  
 Other 11.75 Ft x 11.75 Ft  
 Bonus Room 11.83 Ft x 14.08 Ft  
 Bedroom 10.33 Ft x 9.83 Ft  
 4pc Bathroom 9.08 Ft x 4.92 Ft  
 Laundry room 10.00 Ft x 5.25 Ft  
 Bedroom 10.33 Ft x 9.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CENTURY 21 BAMBER REALTY LTD.



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Pantry 4.67 Ft x 4.83 Ft

Primary Bedroom 12.08 Ft x 13.67 Ft

Kitchen 16.17 Ft x 15.08 Ft