



# 35 Legacy Link Calgary Alberta

\$779,990

Welcome to your dream home in the heart of Legacy, complete with a thoughtful design and a prime location backing directly onto lush green space and a park! This Trico Homes master built property exudes elegance and practicality. Step into the main floor, where 9ft ceilings and rich hardwood flooring set the stage. The gourmet kitchen steals the show with quartz countertops, built-in wall oven and microwave, 42" upper cabinets with crown moulding, complete with a walk-through pantry for effortless organization. A large island boasts quartz counters and a flush eating bar while the dining nook opens onto a spacious deck that overlooks the park—a perfect spot for morning coffee or evening sunsets. The living room is a cozy space centered around a gas fireplace. Upstairs, the primary bedroom boasts a walk-in closet and a gorgeous 5pc ensuite featuring a soaker tub, double sinks, quartz counters, and a glass-enclosed shower. Two generously sized bedrooms share an additional bathroom, and a central bonus room offers flexibility for a play area or office space. Laundry is conveniently located on this floor for added convenience. Central air conditioning and a fully heated garage help you live in true comfort year round. The unfinished basement is awaiting your personal touch; complete with roughed-in plumbing. What truly sets this home apart is its unbeatable location—imagine stepping out your back door onto green space with direct access to parks and walking paths. With its blend of thoughtful upgrades and a picturesque setting, this is more than a house; it's your next home. Don't miss out on this rare opportunity! (id:6769)

- Other 6.58 Ft x 11.58 Ft
- 2pc Bathroom 4.75 Ft x 5.08 Ft
- Other 8.33 Ft x 4.75 Ft
- Office 3.92 Ft x 5.58 Ft
- Pantry 6.58 Ft x 4.00 Ft
- Kitchen 12.25 Ft x 13.00 Ft
- Living room 15.92 Ft x 14.50 Ft
- Dining room 9.92 Ft x 12.42 Ft

- Bedroom 10.42 Ft x 10.92 Ft
- Bedroom 10.42 Ft x 10.92 Ft
- 4pc Bathroom 9.83 Ft x 4.92 Ft
- Laundry room 9.50 Ft x 5.83 Ft
- Bonus Room 12.92 Ft x 12.83 Ft
- Primary Bedroom 13.92 Ft x 13.92 Ft
- 5pc Bathroom 9.92 Ft x 12.33 Ft
- Other 4.25 Ft x 9.75 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.dylanoneschuk.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca