



# 36 LEGACY TERRACE Calgary Alberta

\$732,900

Welcome to this stunning home, with over 3100 sq ft of finished living space, meticulously maintained and feels close to new. No smoking, no pets, no children messing up floors and walls, brand new LVP flooring on second floor, new carpet on stairs. Walking in you are greeted by 9 ft ceilings, upgraded staircase, and a good sized entry way with a huge closet. Then an office and 2-piece bathroom that with a little ingenuity could be made to have a shower, so if you have elderly parents, they could use the office as a 4th bdrm and have a bathroom on the main floor. Then you go into the functional open concept living space with a upgraded kitchen, featuring a 5 burner gas cooktop, double door refrigerator, wall oven and microwave, walk through pantry to a mud room, long island, all with granite counters. The living room has a stone gas F/P, huge windows and that let in the natural lighting, basking the rooms with sunlight. The dining area will fit a large table and there's access to a pleasing deck with gazebo. Beautiful hardwood flooring on main floor, freshly painted house in light inviting color. Upstairs there's a bonus room with 9 feet ceiling, 3 bdrms, 2 baths and laundry room. The primary bdrm will fit all your big furniture and there is a 5-piece ensuite with dual vanities, granite counter, soaker tub, ex large separate shower with a seat, private water closet and large walk in shower. The other 2 bdrms are a good size and the bathroom is also upgraded with granite counter. Both have walk in closets. Downstairs is completely finished with a bdrm, bathroom, and family room. Sonos system on the main floor which includes an iPad and ceiling speakers in the living room and speakers on the patio. Smart light switches, locks, garage door and doorbell. This home is situated in the beautiful southeast community of Legacy, which offers plenty of amenities, includi...

Bedroom 14.67 Ft x 11.08 Ft

Recreational, Games room 27.67 Ft x 10.17 Ft

4pc Bathroom 11.33 Ft x 6.00 Ft

Furnace 10.00 Ft x 10.67 Ft

Other 10.67 Ft x 7.00 Ft

Other 6.50 Ft x 8.67 Ft

Den 8.42 Ft x 6.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 13.92 Ft x 15.50 Ft

Other 8.67 Ft x 6.75 Ft

5pc Bathroom 8.67 Ft x 14.50 Ft

Bonus Room 13.08 Ft x 15.25 Ft

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

Listing Presented By:



Originally Listed by:  
ONE PERCENT REALTY

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



**Real Estate Professionals Inc.**

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

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

**Kitchen** 11.17 Ft x 11.33 Ft  
**Pantry** 5.08 Ft x 9.00 Ft  
**Dining room** 11.50 Ft x 10.25 Ft  
**Living room** 15.50 Ft x 11.50 Ft

**Bedroom** 10.83 Ft x 11.50 Ft  
**Bedroom** 10.08 Ft x 12.92 Ft  
**Other** 5.58 Ft x 4.25 Ft