



# 44 Legacy Court Calgary Alberta

\$848,900

Introducing a stunning 3-bedroom bungalow meticulously designed for limited mobility accessibility, nestled in a coveted Cul-de-sac. This prime property features an elevator for seamless navigation across its levels, ensuring comfort and convenience for all occupants. Step into the main level and be greeted by brand new LVP flooring, a thoughtfully crafted kitchen, boasting granite countertops, a gas stove, 10-foot ceilings, and ample workspace, ideal for culinary endeavours. The spacious living room beckons with a beautiful gas fireplace, setting the perfect ambiance for relaxation and gatherings. Enhanced with 10 ft ceilings and 8' doors, every corner exudes warmth and sophistication. A cozy den is the perfect office space and provides convenient access to the elevator for effortless mobility. The master bedroom impresses with a generously sized ensuite, providing a private retreat within the home. The 7pc ensuite includes dual sinks, a bidet & an oversized shower that features 10mm glass, custom tile work, and two shower heads including a rainfall, faucet and wand. Additional highlights on the main floor include a convenient laundry room and a 2pc powder bathroom. Newly installed BeeCool 97% UV film on LR windows helps control solar gain and fading, and daytime privacy. The sunny west-facing backyard has a spacious deck, offering an inviting area for outdoor entertainment and BBQ delights. Descend to the fully finished sunshine basement, where a spacious family room awaits, complete with a game room area and wet bar, perfect for hosting guests or unwinding with loved ones. The two additional bedrooms and a 4pc bathroom complete the lower level, ensuring ample accommodation options. The double-attached garage is oversized and provides secure parking and ample storage space. Outside, the massive pie-shaped lot presents endless possibilities and is fully fenced for...

Recreational, Games room 13.83 Ft x 18.58 Ft  
 Family room 13.83 Ft x 22.67 Ft  
 Bedroom 9.42 Ft x 11.25 Ft  
 Bedroom 9.42 Ft x 11.33 Ft  
 4pc Bathroom 6.00 Ft x 8.00 Ft  
 Other 5.58 Ft x 11.08 Ft

Dining room 8.42 Ft x 14.83 Ft  
 Kitchen 8.75 Ft x 14.17 Ft  
 Office 7.67 Ft x 9.50 Ft  
 Laundry room 6.50 Ft x 9.00 Ft  
 2pc Bathroom 5.42 Ft x .00 Ft  
 6pc Bathroom 9.17 Ft x 13.00 Ft

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

Listing Presented By:



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Living room 14.33 Ft x 14.58 Ft

Primary Bedroom 12.00 Ft x 16.00 Ft