



## 44 Legacy Pass Calgary Alberta

\$594,900

Welcome to the Bronte model from Homes by Avi—a home that effortlessly combines style, comfort, and a dash of personality in the heart of Legacy. This 2-storey side-by-side duplex unit is designed with modern living in mind, offering a perfect blend of elegance and practicality. Step through the front door, and you're immediately welcomed by soaring 9' main floor ceilings, setting the tone for the open and airy living space. The kitchen, a true centerpiece, is where culinary dreams come alive with its large island and breakfast bar—perfect for morning coffee or weekend brunch. Full-height cabinets offer ample storage, and the sleek built-in microwave and chimney hood fan add a touch of contemporary flair. Whether you're a seasoned chef or just enjoy the occasional gourmet meal, you'll appreciate the roughed-in gas line, ready for your future stove. The main floor also includes a convenient 2-piece bathroom and a rear deck with a roughed-in BBQ gas line, setting the stage for backyard gatherings and summer barbecues. Upstairs, you'll find a bonus room—a cozy space perfect for movie nights, a home office, or a play area for the kids. The master suite is your personal retreat, featuring a 3-piece ensuite and a walk-in closet that's ready for your wardrobe. The two secondary bedrooms, each with their own walk-in closets, ensure everyone has their own space, while the shared 3-piece main bath and dedicated laundry room offer convenience and style. And let's not forget the quartz countertops throughout—they add just the right touch of luxury. The basement is a blank canvas, ready for your creative ideas, with its 9' foundation walls, side entry door, upgraded 200 amp panel, and upgraded hot water tank—all the essentials for whatever you envision next. Nestled in the vibrant community of Legacy, this home isn't just a place to live—it's a place to thrive. Legacy's estab...

Bonus Room 13.50 Ft x 13.17 Ft

Primary Bedroom 12.83 Ft x 11.00 Ft

3pc Bathroom Measurements not available

Other .00 Ft x .00 Ft

Laundry room .00 Ft x .00 Ft

3pc Bathroom Measurements not available

Other Measurements not available

Other Measurements not available

2pc Bathroom .00 Ft x .00 Ft

Other .00 Ft x .00 Ft

Kitchen 11.17 Ft x 9.33 Ft

Pantry Measurements not available

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Listing Presented By:



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**Bedroom** 9.00 Ft x 10.00 Ft  
**Other** Measurements not available  
**Bedroom** 9.00 Ft x 10.00 Ft

**Great room** 12.33 Ft x 11.00 Ft  
**Other** 11.00 Ft x 8.00 Ft