



## 53 Legacy Gate Calgary Alberta

\$830,000

Unique opportunity to own a former show home with a lot of high-end upgrades in the prestigious community of Legacy right across the park/water ponds! This beautifully appointed 2 storey house offers over 2,700 SqFt of luxury living space, 4 bedrooms, 4 bathrooms, fully finished basement, endless executive upgrades, rear oversized double garage and a lot more! Open concept main floor plan with an elegant entrance has a huge gourmet kitchen with custom cabinets up to the ceiling, enormous breakfast island, s/s high-end appliances, huge pantry, granite countertops all through the house, premium laminate floors on all main floor, luxury vinyl planking floors in the basement & tile in all bathrooms. Spacious dining area, massive living room with huge windows allowing lots of natural light, a big linear fireplace with a custom mantel surrounded by tile up to the ceiling, office, half bathroom, and a functional mudroom with a closet completes the main floor. The upper level offers a humongous primary bedroom with deluxe 5pc en-suite, dual sinks, corner bathtub, a large walk-in closet, 2 more great size bedrooms + 2nd 4pc full bathroom and a laundry room. Basement hosts humongous recreational/family area, 4th huge bedroom with an office area, double closets, 4th 3pc bathroom with a custom tiled shower and 2 storage rooms. Rear oversized garage has power, natural gas ready for the garage heater to be installed if needed. This amazing property has endless upgrades like: custom wood handrail, premium lights, built-in oven, built-in microwave, premium carpet with 8-pound underlay, double French door to the office, new central vacuum system & accessories, new hot water tank, rough -in for the A/C and a lot more. Unique exterior with a wrap-around porch and a deck on 3 sides of the property, professional landscaped front, side & back yards with natural grass, ornamental trees, ...

Primary Bedroom 16.25 Ft x 17.08 Ft

Bedroom 12.42 Ft x 9.92 Ft

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5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 21.75 Ft x 13.00 Ft

Furnace 5.75 Ft x 8.75 Ft

Kitchen 11.50 Ft x 14.33 Ft

Dining room 10.08 Ft x 14.08 Ft

Living room 17.42 Ft x 13.08 Ft

Office 10.08 Ft x 10.83 Ft

Foyer 7.42 Ft x 12.83 Ft

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

Listing Presented By:



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Recreational, Games room 15.33 Ft x 26.25 Ft

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available