



117 Legacy Glen Crescent Calgary Alberta

\$874,900

****OPEN HOUSE SAT OCT 3rd 1-4PM**** With more than \$150,000 invested in upgrades, this custom Calbridge home delivers 3,000 sq ft of developed living space, refined design and exceptional function on a quiet street in Legacy. Completed in December 2021, it offers 2,300 sq ft above grade plus a fully developed basement, a widened oversized garage, central air conditioning and Hardie Board siding on all four sides. Inside, wide plank luxury vinyl flooring in a warm beechwood tone introduces a main level filled with thoughtful details. The front powder room features wainscoting and plaid wallpaper, while the impressive central kitchen showcases custom 48 inch white cabinetry extending to the ceiling with crown moulding, a wood hood fan, high end stainless steel appliances, gas range, hammered subway tile backsplash, gold fixtures, white Silgranite sink and a walk in pantry. Upgraded quartz countertops finish the generous island, illuminated by two oversized gold pendants. Designed for gathering, the kitchen opens to a spacious dining area and an inviting living room anchored by an custom gas fireplace and built-in open shelving in warm beech toned wood. Tucked around the corner, the widened private office includes a barn door, custom built in desk, cabinetry and shelving, with two windows bringing in natural light. The mudroom adds a custom bench with hooks and shoe cubbies, along with a walk-in coat closet. Hunter Douglas blinds, custom curtains, upgraded lighting, flooring, doors and hardware elevate the home throughout. Upstairs, white wood railings and statement gold fixtures frame the open to above staircase. A central bonus room with media wiring separates two secondary bedrooms, each finished with upgraded sliding closet doors and wallpaper feature walls, from the primary retreat. The walk in laundry room includes custom cabinetry and wainscoting, while the near...

Recreational, Games room 23.75 Ft x 15.75 Ft

Bedroom 13.42 Ft x 11.08 Ft

4pc Bathroom 9.92 Ft x 4.83 Ft

Furnace 13.42 Ft x 9.08 Ft

Living room 12.92 Ft x 14.92 Ft

Dining room 12.00 Ft x 12.50 Ft

Foyer 9.08 Ft x 8.08 Ft

Bonus Room 12.08 Ft x 13.33 Ft

Primary Bedroom 12.92 Ft x 15.42 Ft

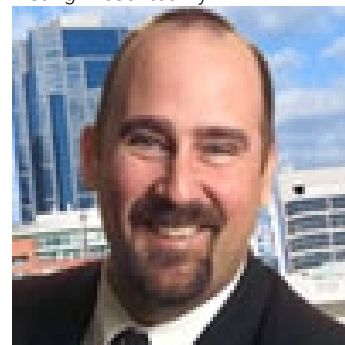
5pc Bathroom 11.33 Ft x 9.33 Ft

Bedroom 11.67 Ft x 12.92 Ft

Bedroom 12.92 Ft x 11.75 Ft

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Listing Presented By:



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Real Broker

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RE/MAX Realty Professionals

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Kitchen

15.33 Ft x 16.75 Ft

Office

7.50 Ft x 9.08 Ft

2pc Bathroom

4.83 Ft x 5.50 Ft

4pc Bathroom

11.75 Ft x 5.17 Ft

Laundry room

9.08 Ft x 6.33 Ft