



# 165 Legacy Crescent Calgary Alberta

\$619,900

Comfort, confidence & functionality. Tasteful modern updates: Luxury vinyl plank flooring, modern paint colors, updated light fixtures, Google light dimmers, Nest Thermostat & WIFI Over Head Garage Door Opener. Recently install Central Air will keep you cool & comfortable all summer long. The brand-new H/E furnace installed just this year will keep you warm & confident for years to come. The oversized 22 x 22 garage is insulated and comes with built in storage shelving. Open floor plan with 9' ceilings on the main level & large windows adorned with new blinds bring in tons of natural light. The heart of every home, the Kitchen is front & centre! Featuring an extensive granite island with sit up eating, & loads of counter space. The back wall is lined with an abundance of cabinets, more counter space & modern tile back splash. Enjoy a newer fridge & dishwasher plus a large pantry. The living room has a gas fireplace, there is a 2pc bath on the main level & the eating area looks out into your fully fenced yard. The upper level is your families private retreat with a very generous primary suite complete with 4 pc ensuite & walk in closet, it is located down the hall and set apart from the 4pc main bath & both spacious secondary bedrooms. You will love the convenience of upper floor laundry. The stairwell is bright with a huge side window. The fully developed basement offers a 4th large bedroom with huge walk-in closet, another 4pc bathroom, a wet bar, good sized storage room and a 2nd family/flex room. The backyard has a ground level patio for private entertaining or relaxing. The garage is awesome & has space galore for parking, projects or additional storage! Come by and have a look today! (id:6769)

Primary Bedroom 13.17 Ft x 13.50 Ft  
 4pc Bathroom 5.42 Ft x 8.92 Ft  
 Bedroom 9.00 Ft x 10.08 Ft  
 Bedroom 9.67 Ft x 12.58 Ft  
 4pc Bathroom 9.67 Ft x 4.92 Ft  
 Family room 17.58 Ft x 10.75 Ft  
 4pc Bathroom 7.67 Ft x 4.92 Ft

Bedroom 12.00 Ft x 10.75 Ft  
 Storage 5.33 Ft x 10.08 Ft  
 Kitchen 13.92 Ft x 14.33 Ft  
 Dining room 12.75 Ft x 7.42 Ft  
 Living room 16.67 Ft x 12.25 Ft  
 2pc Bathroom 5.92 Ft x 4.92 Ft

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

Listing Presented By:



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