



## 189 Legacy Crescent Calgary Alberta

\$648,800

**\*\*OPEN HOUSE October 5th & 6th / Sat & Sun from 1:00pm to 4:00pm\*\*** Prepare to fall in love with this stunning, meticulously maintained home in the highly sought after, family friendly community of Legacy! Nestled in Calgary's southeast, Legacy is known for its breathtaking scenery, over 300 acres of lush green spaces, parks, and pathways, providing a perfect backdrop for an active and peaceful lifestyle. Conveniently located near schools, shops, and restaurants in the Legacy Township Shopping Centre, and with easy access to major roadways, this community offers the ideal balance of nature and convenience. This showhome quality, West facing 3 bedroom, 2.5 bathroom two-storey home boasts nearly 1,800 SqFt of developed living space, complete with a HEATED DETACHED DOUBLE GARAGE. Recent upgrades include a FULLY DEVELOPED BASEMENT WITH PERMITS (Feb 2024), brand-new luxury vinyl plank flooring, fresh paint, a full bathroom, laundry room with sink, and dedicated office space. Stay cool in the summer with new AC (2023), and enjoy your kitchen's modern features, including a quartz peninsula with pendant lighting, stainless steel appliances, subway tile backsplash, and stylish cabinetry. The OPEN CONCEPT main floor is flooded with natural light from large windows, with a farmhouse-chic dining area complemented by a modern design 4 light chandelier, perfect for entertaining. Upstairs, you'll find a spacious primary bedroom with a walk-in closet, two additional good-sized bedrooms, and a 4 piece bathroom. Step outside to a fenced backyard, ready to become your outdoor oasis. The finished basement (with 2 egress windows) adds even more space with a large rec room, another full bathroom, and a dedicated office space. With plenty of room for your vehicles in the double detached HEATED garage and additional street parking, this home is perfect for a growing family. Don't miss ...

4pc Bathroom 4.92 Ft x 7.83 Ft

Laundry room 7.67 Ft x 5.33 Ft

Office 6.75 Ft x 10.58 Ft

Recreational, Games room 18.08 Ft x 23.42 Ft

2pc Bathroom 2.67 Ft x 7.58 Ft

Dining room 12.00 Ft x 8.83 Ft

Kitchen 11.58 Ft x 10.75 Ft

Living room 11.92 Ft x 12.33 Ft

4pc Bathroom 5.92 Ft x 8.92 Ft

Bedroom 9.67 Ft x 8.92 Ft

Bedroom 8.92 Ft x 12.33 Ft

Primary Bedroom 12.00 Ft x 12.33 Ft

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

Listing Presented By:



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