



240 Legacy Boulevard Calgary Alberta

\$895,000

Welcome to this stunning FORMER SHOWHOME including a FULL WALKOUT BASEMENT backing the POND AND GREENSPACE. Nestled in the sought-after community of Legacy, offering 4 bedrooms and 4 bathrooms. This property is a true gem that demands your attention! Walking in, you're welcomed by a beautifully designed open floorplan adorned with large windows that offer expansive views of the surrounding landscape. The kitchen is a chef's dream, featuring a spacious island and top-of-the-line stainless steel built-in appliances. Seamlessly connected, the living room flows into the dining area and kitchen, creating an ideal space for effortless entertaining. The main floor also has a dedicated office, providing a perfect environment for remote work or study. Step outside to discover the extraordinary outdoor spaces; a balcony off the dining area and a patio from the walk-out basement overlook the serene pond and its tranquil fountain, offering an inviting setting for outdoor gatherings and relaxation. Extreme pride of ownership found in the landscaping and gardens including a concrete walkway down the side yard. Moving to the upper level, you are greeted by a cozy family room, ideal for movie nights and family bonding. This level also accommodates 3 bedrooms, a well-appointed 5-piece bathroom, and a conveniently located laundry room. The primary bedroom is a true retreat with its own beautiful 5-piece ensuite bathroom and a spacious walk-in closet. The remaining two bedrooms are generously sized and feature large windows that flood the rooms with natural light. Venturing down to the fully finished basement, you'll find a versatile recreation room that can serve as a home gym or additional living space, catering to various lifestyle needs. A large fourth bedroom in the basement offers picturesque views of the meticulously landscaped backyard. Located in the heart of southeast Calgary, t...

- 5pc Bathroom 10.75 Ft x 4.92 Ft
- 5pc Bathroom 11.08 Ft x 16.17 Ft
- Bedroom 13.83 Ft x 13.58 Ft
- Bedroom 9.92 Ft x 10.50 Ft
- Family room 14.67 Ft x 17.75 Ft
- Laundry room 8.00 Ft x 8.25 Ft

- Recreational, Games room 16.75 Ft x 31.33 Ft
- Furnace 11.33 Ft x 8.58 Ft
- 2pc Bathroom 5.50 Ft x 5.50 Ft
- Dining room 13.42 Ft x 7.50 Ft
- Foyer 7.00 Ft x 9.17 Ft
- Kitchen 11.92 Ft x 17.83 Ft

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

Listing Presented By:



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eXp Realty

<http://www.reevesrealty.ca/>

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Primary Bedroom 13.42 Ft x 16.17 Ft

4pc Bathroom 7.83 Ft x 8.67 Ft

Bedroom 10.58 Ft x 10.92 Ft

Living room 15.08 Ft x 15.92 Ft

Office 9.25 Ft x 10.33 Ft