



45 Legacy Court Calgary Alberta

\$849,900

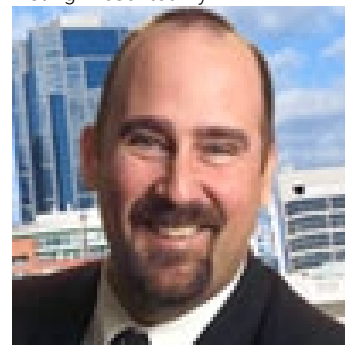
"Rare" and "Unique" are words frequently used in real estate, often to describe features that are neither. In this case, however, both terms are entirely appropriate. It is rare to find a lot in Legacy measuring nearly 8,000sqf. It is rare to find a home on a lot of that size that also offers a walk-out basement. It is rare to find such a property situated on a quiet cul-de-sac and rarer still to find all of this combined with a beautifully maintained home featuring lots of upgrades. Exactly. Unique opportunities like this don't come around often. Welcome to 45 Legacy Court. Upon entry, you are welcomed by a bright, open foyer featuring soaring ceilings and high-end vinyl plank flooring that carries seamlessly into the inviting main-floor living space. The beautifully upgraded kitchen showcases a wine rack, bar fridge, built-in dishwasher, induction stove, smart refrigerator, and ample prep and storage space. Quartz countertops and a convenient walk-through pantry further elevate this impressive culinary area. Adjacent to the kitchen, accented with tasteful wallpaper, is a well sized dining area ideal for hosting family gatherings. The spacious living room offers the perfect setting for relaxing on the couch and enjoying your favourite movies or sports. Across from the kitchen, upgraded solid wood and glass enclosure doors create a versatile space ideal for a home office, den, or a dedicated area for the kids. Completing this level is a stylish two piece bathroom and a generous mudroom with direct access to the attached two car garage. As we head upstairs, you'll immediately notice the upgraded wrought-iron railings that add a touch of elegance. At the top, you can turn right into a bright and inviting bonus room with vaulted ceilings and plenty of natural light. Down the hall, there are two well sized bedrooms, a roomy laundry area, a four piece bath, and the prim...

Kitchen 14.42 Ft x 17.08 Ft
Dining room 12.33 Ft x 9.42 Ft
Pantry 4.00 Ft x 9.08 Ft
Living room 16.00 Ft x 15.25 Ft
Foyer 8.50 Ft x 6.17 Ft
Den 10.25 Ft x 11.00 Ft

Bonus Room 16.67 Ft x 12.92 Ft
Laundry room 8.58 Ft x 6.42 Ft
Primary Bedroom 13.33 Ft x 14.92 Ft
Bedroom 10.08 Ft x 11.00 Ft
Bedroom 10.08 Ft x 11.08 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Other 6.33 Ft x 5.83 Ft

5pc Bathroom 11.17 Ft x 9.17 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft