



## 45 Legacy Woods Place Calgary Alberta

\$784,900

This immaculate home with central AC offers over 6,300 square feet of lush, park-like yard space, is a 5 minute walk from the upcoming K-9 school. Perfectly positioned to enjoy the beauty of nature, this property backs onto the prestigious "The Woods" in Legacy, an unparalleled location for any family. The main floor exudes a sense of luxury and functionality with a spacious open-concept design. The expanded front foyer sets the tone with high-end luxury vinyl plank flooring that extends throughout the main floor. A private 2-piece bath and large, convenient mudroom with ample storage leads to the fully finished front-attached double garage the offering extra convenience. Step inside the main living space to be captivated by the bright and airy atmosphere, with natural light pouring in through additional windows and custom-designed blinds throughout. This chef's kitchen is a masterpiece! quartz countertops, sleek stainless steel Whirlpool appliances, French door fridge with water and ice dispense, built-in microwave, and 5-burner gas range. Polished white subway tile, full-height chimney hood fan, and tons of crisp white shaker soft-close cabinetry add a touch of elegance. The massive centre island, with Blanco Silgranit under-mount sink and stylish flush eating bar, is the perfect spot for casual meals or entertaining. Overlooking the dining nook and spacious living room with large windows that frame stunning views of your expansive backyard. Step through the patio doors and onto your composite deck with a built-in BBQ gas line, ready for summer BBQ's. Speaking of the backyard - prepare to be amazed! This oversized, picturesque yard is beautifully landscaped with a mix of Swedish Columnar Aspens, Tower Poplars, Columnar Norway Maples, and Columnar Sugar Maples, creating a tranquil sanctuary and an enclosed side dog run adds convenience. Upstairs, you'll find a pri...

2pc Bathroom 5.00 Ft x 4.83 Ft

Dining room 9.75 Ft x 9.42 Ft

Foyer 6.50 Ft x 9.67 Ft

Kitchen 16.58 Ft x 12.17 Ft

Living room 13.17 Ft x 15.67 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 10.75 Ft x 9.75 Ft

Bedroom 11.67 Ft x 13.33 Ft

Family room 14.75 Ft x 14.17 Ft

Primary Bedroom 12.75 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

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

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca